



Section 16 Planning Application

Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years

Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

Planning Statement

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EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The application site falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”) on the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) The applied use serves to support the relocation of existing operations affected by land resumption. It is intended to utilize the application site as an interim transshipment depot, supporting part of the essential functions until the new location becomes fully operational;*
- (b) The applied use would provide a secure location for the temporary storage of construction equipment and materials and ancillary facilities at an accessible location, ensuring efficient logistics and seamless implementation of development projects and supports local construction industry;*
- (c) The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) Temporary nature of the applied use would not jeopardise the planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O” zone;*
- (e) The applied use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;*
- (f) No adverse infrastructural nor environmental impacts are anticipated; and*
- (g) The applied use will not set an undesirable precedent.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the applied use 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（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時露天存放建築設備與材料連附屬停車場、辦公室及儲存設施（為期三年）（以下簡稱「申請用途」）。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）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點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）」、「其他指定用途（鼓油廠）」及「休憩用地」地帶內。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

- （一）申請用途旨在協助受土地收回影響之現有營運進行搬遷。申請地段用作臨時中轉站用途，在全新地點全面運作前，支援部分必要功能運作；
- （二）申請用途旨在提供場所，在交通便利的區域用以暫時存放建築設備及物料及附屬設施，確保物流運作高效順暢，促進發展項目實施，並支持本地建築業；
- （三）是次申請不會與城規會規劃指引相抵觸（編號：TPB PG-No. 13G）；
- （四）申請用途所屬的臨時性質將不會阻礙履行長遠的「其他指定用途（綜合發展包括濕地修復區 2）」、「其他指定用途（鼓油廠）」及「休憩用地」用途的規劃意向；
- （五）申請用途在現有土地用途、性質及發展規模方面與附近地區的半鄉郊環境並非不相符；
- （六）申請用途不會帶來嚴重的基建或環境影響；及
- （七）申請用途不會視為立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作為期三年之申請用途。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of *GLORIOUS CONCRETE (H.K.) LIMITED* (hereinafter referred to as “the applicant”), *AIKON DEVELOPMENT CONSULTANCY LIMITED* has been commissioned to prepare and submit the current application on his behalf.
- 1.1.3 The application site falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”) on the draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 gazetted on 12.9.2025 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). According to the Notes of the Current OZP, the applied use is neither Column 1 nor Column 2 use in respective zonings. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the applicant intends to seek planning permission from the Board for the applied use on a temporary basis of 3 years.

1.2 Background

- 1.2.1 The applicant operates a concrete batching plant in Hung Shui Kiu. Due to the imminent land resumption, it is necessary to relocate the existing operations. The new site for the relocation of the concrete batching plant has been identified in Shek Kong, where construction activities are currently in progress.
- 1.2.2 To facilitate this transition and ensure operational continuity, the applicant intends to

utilize the application site as an interim transshipment depot by accommodating part of the supportive functions such as open storage of construction materials and equipment, ancillary vehicle parking and site office, until the concrete batching plant at the new location becomes fully operational. No concrete batching uses are proposed in the current application.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) To support relocation of existing operations affected by land resumption;*
- (b) To provide a secure location for the temporary storage of construction equipment and materials, ensuring efficient logistics and seamless implementation of development projects;*
- (c) To maximise land utilisation in an area already subject to the preponderance of storage-related activities;*
- (d) To induce no adverse environmental nor infrastructural impacts on its surroundings; and*
- (e) To give an opportunity to allow the applied use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 As shown on **Figure 1**, the application site is located in Sha Po, Yuen Long and directly accessible via a local track at its northeast part abutting Castle Peak Road (Tam Mi Section) which is well connected with Tsing Long Highway and San Tin Highway running between Yuen Long and Sheung Shui.
- 2.1.2 The application site is generally flat and is a piece of hard-paved land currently being utilised for container storage yard which has been in existence since 1994.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding areas of the application site are predominantly rural in character, intermixed with scattered temporary structures, tree groups, vacant land, ponds, open storages, warehouses and rural industrial areas.
- 2.2.2 To the immediate north of the application site is the long-existed factories for manufacture of sauces namely Koon Chun Hing Kee Soy and Sauce Factory Ltd. To its east lies Castle Peak Road (Tam Mi Section), along with the San Tin Highway and San Tam Road. The rural industrial areas known as Mo Fan Heung and Fung Kut Heung lie to the east and northeast of the application site on the other side of San Tin Highway which are traditionally and primarily characterised by informal industrial workshops and factories.
- 2.2.3 To the west of the application site is a piece of vacant land, occupied by ponds and trees groups, and surrounded by the Kam Tin River. Some temporary structures and an open storage site are located adjacent to the southwest fringe of the application site.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned as “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”) on the Current OZP (**Figure 3** refers). Despite the fact that the applied use is neither Column 1 nor Column 2 use for respective zones, according to the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*.
- 3.1.2 According to the Notes of the OZP, “OU(CDWRA)(2)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential development to include wetland restoration area in Area (a) and phasing out of the existing industrial, open storage and port back-up uses through comprehensive residential development in Area (b), with the provision of public transport terminus as well as Government, Institution and Community and other supporting facilities. Commercial uses serving the local neighbourhood and/or a wider area may also be permitted. Any new building should be located farthest away from Deep Bay.” “OU(SSF)” zone is intended primarily for the relocation and redevelopment of a soy sauce factory and uses related and/or ancillary to the operation of the factory and “O” zone is intended 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.

3.2 Previous Planning Applications

- 3.2.1 The application site was subject to eight previous planning applications for temporary container storage yard. Planning application No. A/YL-NSW/338 for temporary container storage yard for a period of 5 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 20.3.2025 and planning approval remains valid.
- 3.2.2 While it is noted that the Board approved these cases based on their individual merits, however, with a view that the current application shares similar storage-related nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the current application.

Table 1: Previous Planning Application at the Application Site

Application No.	Proposed Use(s)	Date of Decision	Decision
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	20.3.2025	Approved with condition(s) on a temporary basis for a period of 5 years

3.3 Town Planning Board Guidelines (TPB PG-No. 13G)

- 3.3.1 The application site falls under Category 1 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.
- 3.3.2 According to the TPB PG-No.13G, Category 1 areas are areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas

zoned “OS”, “OU(PBU)”, “Industrial” (“I”) or “I(D)” where there are compatible uses such as industrial uses, public utility installations and other port back-up and open storage activities. Apart from the above zones, other suitable sites in the North East and North West New Territories are also included within this category. Generally, open storage/port back-up uses are permitted as of right under such zones. Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

3.4 Proposed Plan Amendment

- 3.4.1 The application site was zoned “Open Storage” and utilized 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)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”). 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.
- 3.4.2 Taken into consideration the proposed amendments, the applicant seeks planning permission for the applied use for a temporary period of three years, with a view to allowing the applied use at the application site prior to the implementation of the long term development project.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the applied use (i.e. Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years). The application site has a total area of about 7,810m² and has setback 20m from Castle Peak Road – Tam Mi, allowing sufficient space for the ingress/egress of vehicles and pedestrian access. An internal driveway with a width of 8m is proposed, connecting to the ingress/egress. The proposed internal driveway would remain undeveloped, resulting in a Development Site Area of about 6,835m². The development parameters will be derived from the Development Site Area (**Figure 4** refers).
- 4.1.2 Six temporary structures for ancillary offices and storerooms are proposed within the application site to provide administrative/supporting services to facilitate the seamless transshipment of construction equipment and materials and storage of small equipment. The ancillary offices/storerooms are designed to accommodate about 10 to 20 staffs. The general storage use (i.e., Structure E) would provide an indoor environment, primarily serving for storage of large equipment and machinery.
- 4.1.3 The proposed development comprises an open storage area (about 2,012m²), providing a location for the temporary storage of construction equipment and materials, along with ancillary parking and supporting facilities, including site offices, and general storage structure to support its operation needs. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the applied use are detailed in **Table 1**.

4.2 Operation

- 4.2.1 The applied use serves to support the relocation of existing operations affected by land resumption. The application site will function as an interim transshipment depot in accommodating part of the supporting functions such as open storage of construction materials and equipment, ancillary vehicle parking and site office, until the new location is fully operational.
- 4.2.2 The construction equipment and materials to be stored within the application site will be non-polluted and non-dangerous in nature. All activities of the open storage will only be confined within the application site without affecting the neighbouring uses and the operation hours of the applied use will be restricted to from 7:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday).
- 4.2.3 In comparison to the previously approved application (No. A/YL-NSW/338) submitted

by a different applicant, the current application shares a similar use with a smaller scale. Regarding the implementation of the development proposal, the applicant is prepared to apply to the Lands Department for Short Term Waivers (STW) to allow the construction of the structures or to address any irregularities on the site, once the current application is approved.

Table 2: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
Site Area	Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years	N/A	Total:	7,810m ²	
Development Site Area	N/A	N/A	Total:	6,835m ²	
Setback Area for Internal Driveway	N/A	N/A	Total:	975m ²	
Covered Area	Temporary Structures for Site Office and General Storage	See Below	Total:	842m ² (12%)	
Uncovered Area	Open Storage Area, Ancillary Parking	See Below	Total:	5,993m ² (88%)	
Open Storage Area	N/A	N/A	Total:	2,012m ²	
			<u>Floor Area (About)</u>	<u>No. of Storey</u>	<u>Height (About)</u>
Structure A	Ancillary Office / Storeroom	1	225m ²	1	4m
Structure B	Ancillary Office / Storeroom	1	180m ²	1	4m
Structure C	Ancillary Office / Storeroom	1	36m ²	1	4m
Structure D	Ancillary Office / Storeroom	1	126m ²	1	4m
Structure E	General Storage Use	1	230m ²	1	4m
Structure F	Ancillary Office / Storeroom	1	36m ²	1	4m
Structure G	Ancillary Office / Storeroom	1	9m ²	1	4m
			Total: 842m²		
Ingress/Egress	N/A	1	8m wide		
Internal Driveway	8m wide	1	8m wide		
Parking Space	Private Car	9	5m(L) x 2.5m(W)		
Parking Space	Light Goods Vehicles	1	7m(L) x 3.5m(W)		
Loading/Unloading Bay	Heavy Goods Vehicles	10	11m(L) x 3.5m(W)		
Operation Hours	N/A	N/A	From 7:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)		

4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The proposed layout (**Figure 4** refers) includes an ingress/egress and internal driveway at the northeastern corner connecting to Castle Peak Road - Tam Mi with about 8m in width. The internal driveway would serve the applied use and facilitate delivery of construction equipment and materials. Sufficient manoeuvring space is provided throughout the development site, such that no waiting or queuing of goods vehicles along Castle-Peak Road – Tam Mi will arise under any circumstances.
- 4.3.2 9 private car parking spaces and one parking space in light goods vehicle standard are proposed to serve the staff. The development site will not open to the public or any unauthorised persons at any time.
- 4.3.3 The loading and unloading activities are designated to take place within the application site, and 10 loading/unloading bays for HGVs are designated for this purpose. Advanced reservation will be mandatory for all such activities in order to arrange the delivery and collection activities in a more organised manner and to prevent excessive traffic flow on the local road network.

4.4 Traffic Considerations

- 4.4.1 Based on the operation of the applied use, the vehicular traffic generation and attraction for the application site are estimated to be 3 vehicles per hour (each direction) at maximum, assuming a minimum duration of 30 minutes for each vehicle. It is also assumed an attraction of 5 private cars and 1 LGV (inbound) during the AM peak and a generation of 5 private cars and 1 LGV (outbound) during the PM peak for the proposed parking spaces within the application site. Loading and loading vehicles entering or leaving the Application Site will be restricted at non-peak hours to further minimize any traffic impact to local transportation network. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 4** below.
- 4.4.2 In order to minimize any traffic impact, traffic management measures, including the provision of signs at the entrance/exit of the application site and deployment of staff to manage traffic are proposed. It is anticipated that no adverse traffic impacts would arise from the applied use.

Table 3: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction							
Time Period	PC		LGV		HGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	5	0	1	0	0	0	6
Trips at PM peak per hour (17:00 – 18:00)	0	5	0	1	0	0	6
Average trip per hour (7:00 – 19:00)	2	2	1	1	2	2	10

4.5 Landscape and Visual Consideration

- 4.5.1 The entire application site is paved and has been utilized for related storage operations. Considering the application site is located in an area of rural character intermixed with warehouses, open storage yards, the development would induce no significant landscape impact and is considered compatible with the surrounding environment. It is proposed that the application site will be fenced off to prevent direct visual contact from outside. The applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.6 Drainage Consideration

- 4.6.1 The application site is entirely flat and paved, featuring an existing U-channel located to its northern boundary (**Illustration 2** refers). On-site drainage facilities were duly implemented under previous planning approvals. Given that there will be no significant alteration to the site conditions, the applicant intends to retain and maintain the existing drainage facilities. The applicant is well committed that the existing drainage provision will be continued to be properly maintained during the approval period. As such, it is anticipated that the applied use is not expected to cause any adverse drainage impacts.

4.7 Environmental Consideration

- 4.7.1 The temporary structures would be enclosed to minimise any potential impact. No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction

and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.

4.8 Fire Safety Consideration

- 4.8.1 The applicant is prepared to further implement and maintain any necessary fire service installations to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

5 PLANNING JUSTIFICATIONS

5.1 Facilitate Relocation of Existing Operations and Support Local Construction Industry

- 5.1.1 The current application aims to facilitate the relocation of existing operations in Hung Shui Kiu affected by land resumption. Imminent relocation is required and a new site in Shek Kong has been identified for this purpose, where construction activities are underway. To support this transition and maintain operational continuity, the applicant intends to utilize the application site as an interim transshipment depot, by accommodating some supportive functions such as open storage of construction materials and equipment, ancillary vehicle parking and site office, until the concrete batching plant at the new location becomes fully operational.
- 5.1.2 It is also intended to provide a secure location for the temporary storage of construction equipment and materials and ancillary facilities at an accessible location, ensuring efficient logistics and seamless implementation of development projects and supports local construction industry.

5.2 Fully in Line with the Town Planning Board Guidelines (No. TPB PG-No. 13G)

- 5.2.1 In 2023, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G). According to the said revised Guidelines, the application site falls within Category 1 areas in that “Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions”. Based upon 8 previous planning approvals for similar storage related use, the current application is considered fully in line with the aforesaid Guidelines.

5.3 Temporary Nature Would Not Jeopardise its Planning Intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O” Zone

- 5.3.1 The application site was zoned “Open Storage” and has been utilised for similar storage related use for decades. Notwithstanding the application site falls within an area which was re-zoned to “OU(CDWRA)(2)”, “OU(SSF)” and “O” on the Current OZP, there would be no substantial change in physical setting by approving current application.
- 5.3.2 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. Temporary nature of the current application to allow

interim use of the application site will by no means jeopardize the long-term planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O”, should such be considered essential to be implemented by the Board in future.

- 5.3.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the applied use is further allowed or not. In this connection, the temporary nature of the applied use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O” zone or any planned infrastructural development.

5.4 Not Incompatible Land Uses, Character and Scale with the Surrounding Areas

- 5.4.1 The application site has been utilized for similar storage-related operations under previous planning approvals. The current application seeks to utilise the application site for similar open storage use without substantial change in physical setting. The surrounding areas of the application site remain predominantly semi-rural in character, intermixed with open storage/ storage yards, factories, warehouses, residential development and unused/vacant land. Given the abundance of temporary structures and factory uses nearby, the applied use is not incompatible with the semi-rural character in the surrounding areas in terms of land use, character and scale.

5.5 No Adverse Infrastructural nor Environmental Impacts

- 5.5.1 From traffic perspective, the applied use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the applied use is minimal and should induce no adverse traffic impact to local transportation network.
- 5.5.2 The application site has been paved and utilised for similar storage activities, and no tree felling is involved. The applicant is committed to maintain existing trees along the northern periphery during the approval period (**Illustration 1** refers). The application site will be fenced off to prevent direct visual contact from outside. The boundary fencing would ensure compatibility with the surrounding land uses, which predominantly consists of temporary structures and factory uses. As a result, the applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.
- 5.5.3 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction

and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.

- 5.5.4 Since the application area has been paved and there will be no significant alteration to the site conditions, it is anticipated that no significant drainage impacts will arise from the applied use.

5.6 Not Setting an Undesirable Precedent

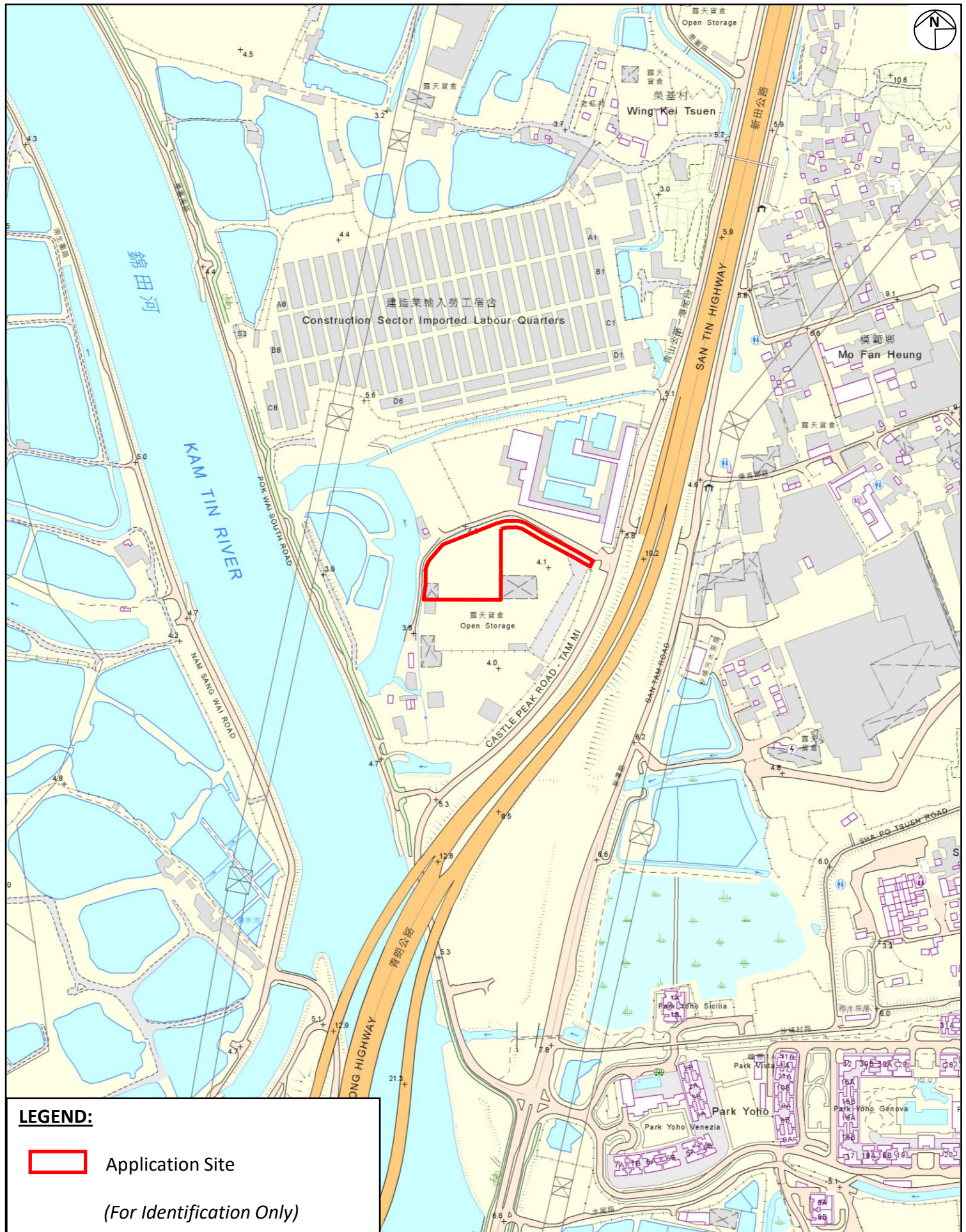
- 5.6.1 In consideration of the previous approvals granted by the Board for temporary container storage yard, these precedents more or less imply the Board's recognition to allow certain degree of flexibility being given to site office and storage related uses within the application site on a temporary basis. Therefore, no undesirable precedent is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for the applied use at the application site. The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 6.1.2 The application site falls within an area zoned “OU(CDWRA)(2)”, “OU(SSF)” and “O” on the Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) The applied use serves to support the relocation of existing operations affected by land resumption. It is intended to utilize the application site as an interim transshipment depot, supporting part of the essential functions until the new location becomes fully operational;*
 - (b) The applied use would provide a secure location for the temporary storage of construction equipment and materials and ancillary facilities at an accessible location, ensuring efficient logistics and seamless implementation of development projects and supports local construction industry;*
 - (c) The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (d) Temporary nature of the applied use would not jeopardise the planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O” zone;*
 - (e) The applied use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;*
 - (f) No adverse infrastructural nor environmental impacts are anticipated; and*
 - (g) The applied use will not set an undesirable precedent.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Draft Nam Sang Wai Outline Zoning Plan No. S/YL- NSW/11
Figure 4	Indicative Layout Plan



Project:
 Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

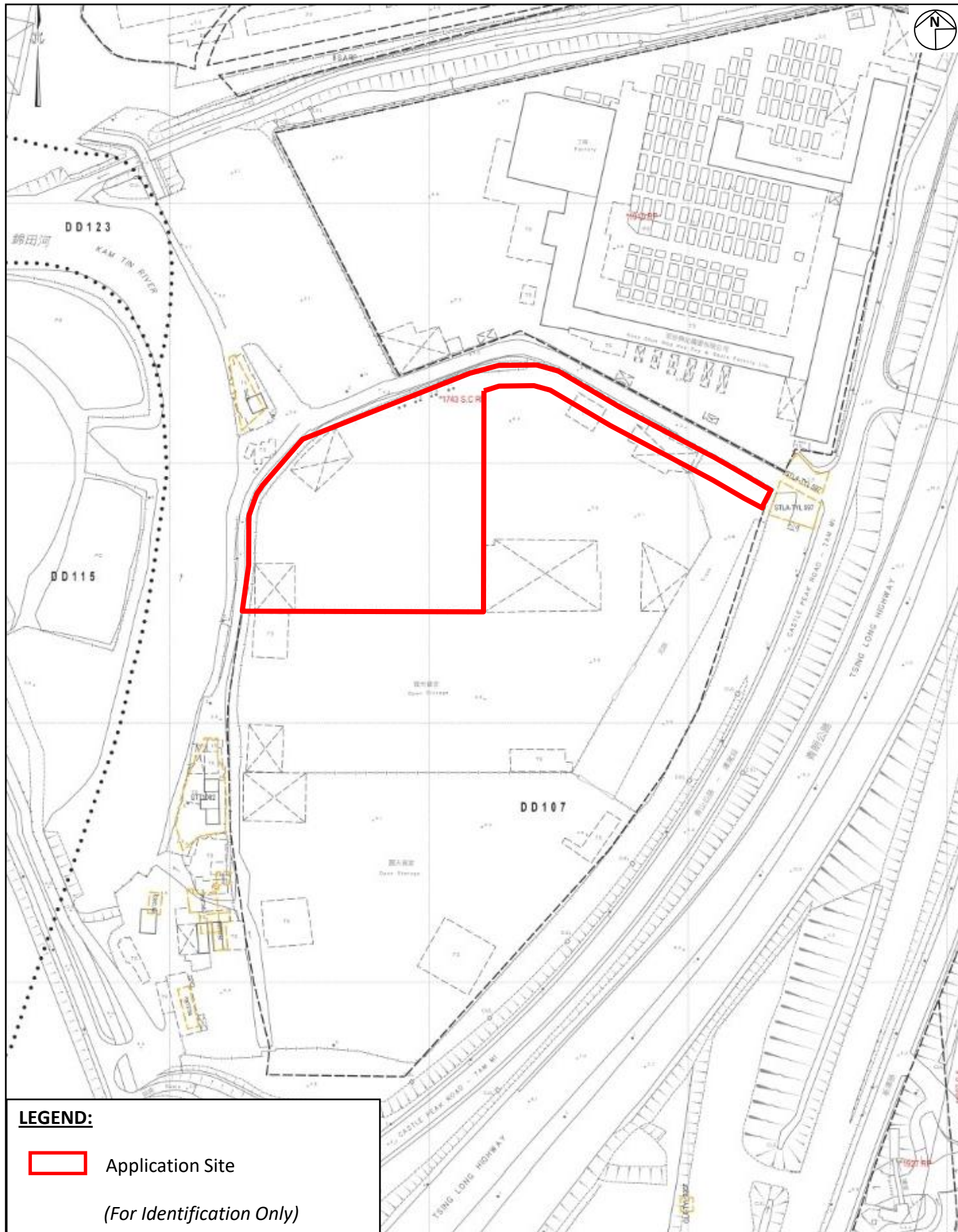
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 Location Plan

Ref.: ADCL/PLG-10324-R001/F001

Figure:
 1

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Date:
 Oct 2025



Project:
Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

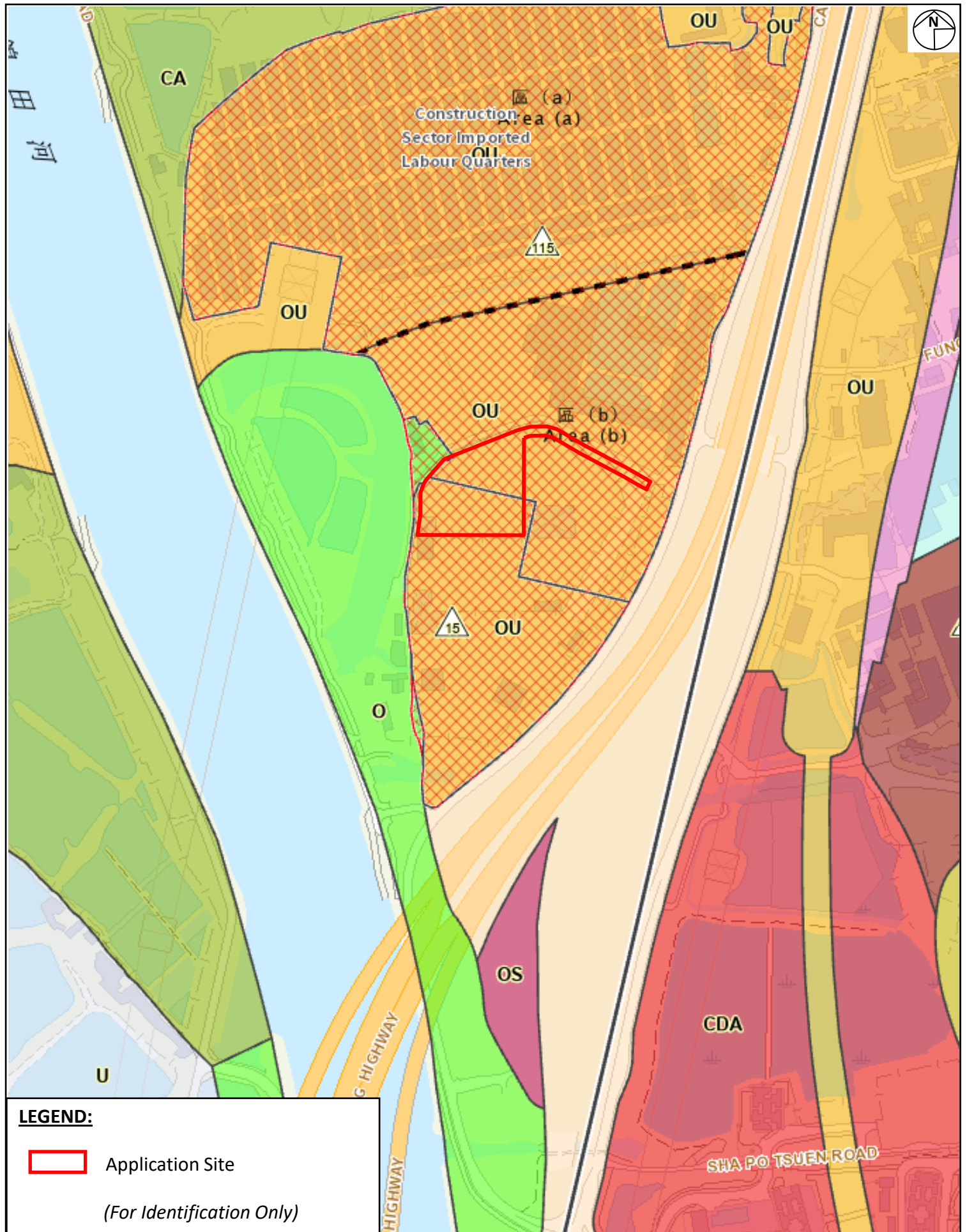
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Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

Title:
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Ref.: ADCL/PLG-10324-R001/F003

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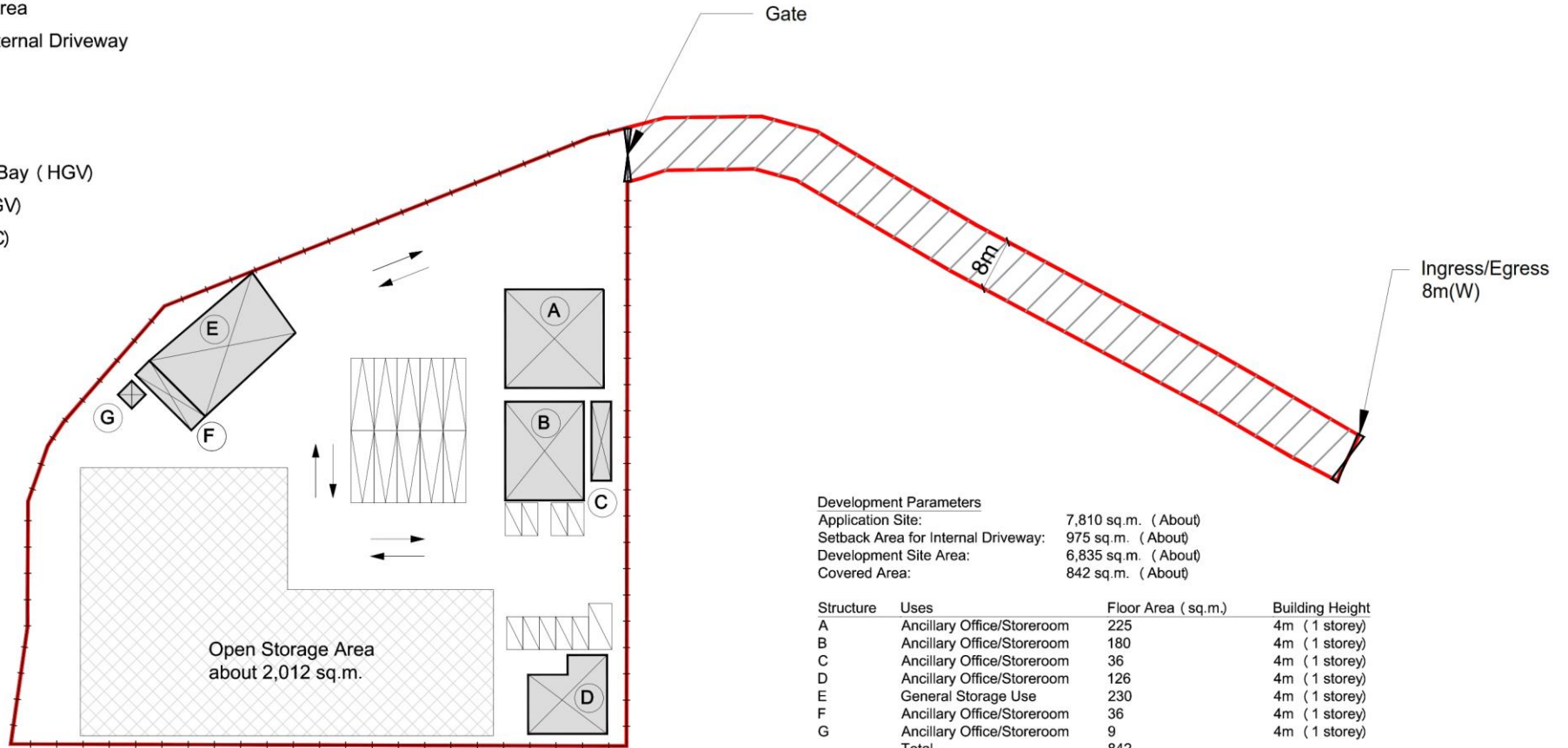
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Oct 2025



LEGEND

-  Application Site Boundary
-  Development Site Area
-  Setback Area for Internal Driveway
-  Proposed Fencing
-  Proposed Structure
-  Open Storage Area
-  Loading/Unloading Bay (HGV)
-  Parking Space (LGV)
-  Parking Space (PC)

(For Identification Only)



Project:

Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

Title:

Indicative Layout Plan

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Date:

Oct 2025

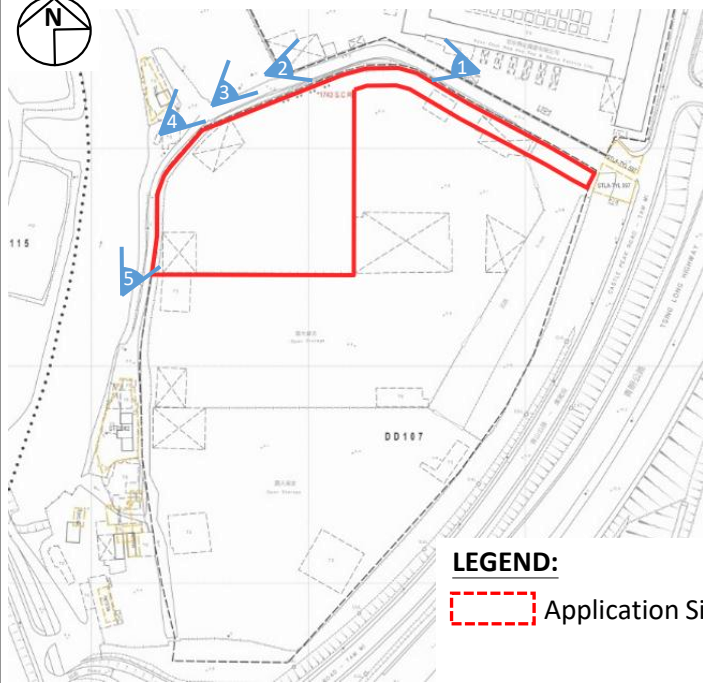
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List of Illustrations

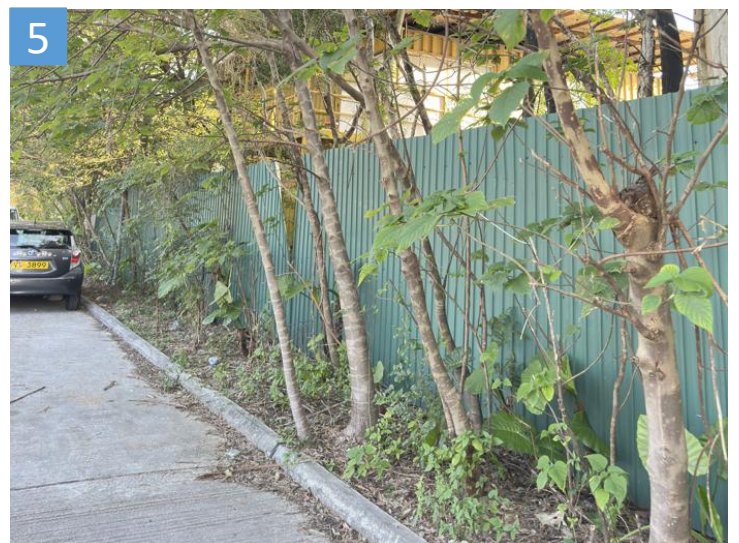
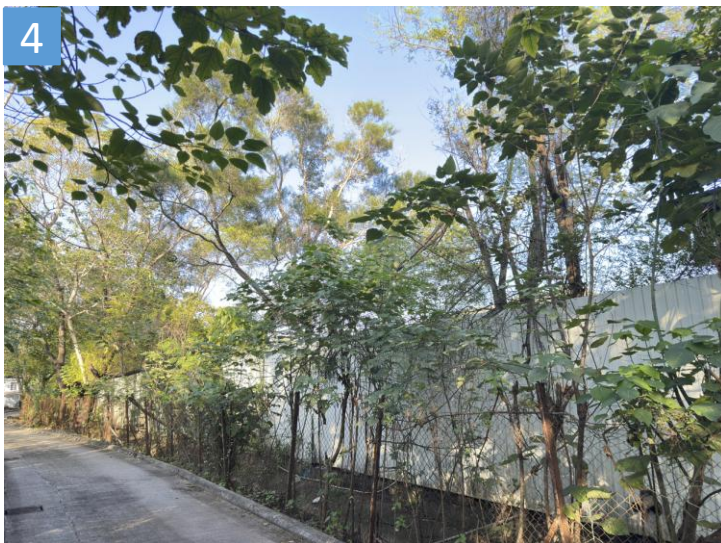
Illustration 1	Conditions of Boundary Fencing and Landscaping Work
Illustration 2	Conditions of Existing Drainage Facilities



LEGEND:

 Application Site

(for identification only)



Project:
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Title:
Conditions of Boundary Fencing and Landscaping Work

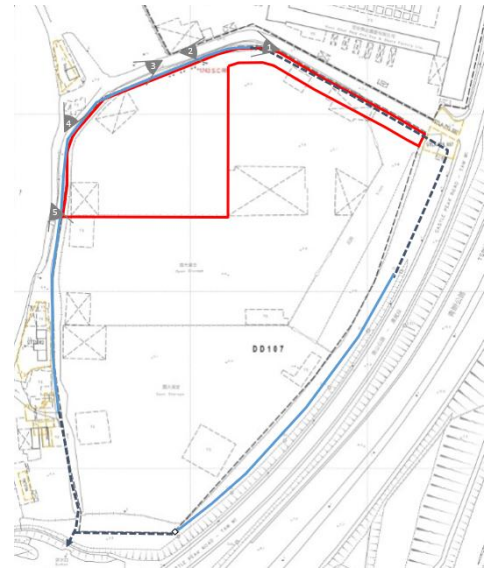
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Project:
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Title:
Conditions of Existing Drainage Facilities

Ref.: ADCL/PLG-10324/R001/I002

Illustration:
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Not-to-scale

Date:
Oct 2025

