

Section 16 Planning Application
Approved Shek Kong Outline Zoning Plan
No. S/YL-SK/11

Proposed Temporary Open Storage of Construction Materials
and Construction Machineries with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years

Lots 1106 RP, 1107, 1108 S.A ss.1 & S.A RP, 1108 S.B and
1109 in D.D. 106 and Adjoining Government Land, Shek
Kong, Yuen Long

Supporting Planning Statement

Applicant

United Crown Holdings Limited

Consultant

Tensor Planning and Surveying Limited

August 2026

Supplementary Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1106 RP, 1107, 1108 S.A ss.1 & S.A RP, 1108 S.B and 1109 in D.D. 106, Shek Kong, Yuen Long (the Site).
- 1.2 The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11, which is accessible from Kam Sheung Road via Kam Shui South Road and a local access road. Due to the pressing demand of open storage spaces, the applicant would like to use the Site for storage of construction materials (i.e. tiles, steel beams, metal scaffolding etc.) and machineries (i.e. forklift, elevated platforms etc.) in order to support the construction industry for the development in the New Territories.
- 1.3 This supporting planning statement is prepared on behalf of United Crown Holdings Limited (the applicant), which aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this planning application.
- 1.4 Following this Introduction, the planning context of the Site will be set out in Section 2. The development proposal is detailed in Section 3, while its planning justifications are discussed in Section 4. Section 5 concludes and summarises this Supporting Planning Statement.

2 Planning Context

The Site and its surroundings

- 2.1 The Site is situated in Shek Kong, Yuen Long, which occupies an area of about 3,295m² (**Plan 1** and **Plan 2**). The Site is mainly vacant, covered with some vegetation, structures and grassland.
- 2.2 The surrounding areas of the Site are predominately rural in nature intermixed with brownfield uses such as open storage/storage yards, temporary structures/residential dwellings, farmland, grassland and vacant land.
- 2.3 To the immediate north and west of the Site are some open storage/ storage yards (covered under a valid planning application A/YL-SK/371); to the immediate east there is a residential dwelling, which is separated by brick fencing, while to the further east are some farmland and temporary structures/ residential dwellings; to the south across Kam Shui South Road is an animal boarding establishment, some temporary structures/ residential dwellings, farmland and vacant land; to its west is the land zoned “industrial (Group D)” with some warehouse and open storage/storage yards.

Statutory Land Use Zoning and Relevant TPB Guidelines (TPB PG)

- 2.4 The Site falls within an area zoned “Agriculture” on the Approved Shek Kong OZP No. S/YL-SK/11. According to the Notes of the OZP, ‘Open Storage’ is neither a Column one nor a Column two use within the “AGR” zone; and according to the covering Notes of the OZP, temporary use not exceeding three years requires planning permission from the TPB. Moreover, the Notes for the “AGR” zone stipulates that any filling of land (except laying of soil not exceeding 1.2m thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department) requires planning permission from the TPB.
- 2.5 According to the TPB PG-No. 13G, the Site currently falls within Category 2 area, which is considered suitable for open storage and port back-up uses subject to no adverse departmental comments and local objections, or the issues could be

addressed through the implementation of approval conditions.

Previous and Similar Planning Applications

- 2.6 The is no previous planning application covering the Site.
- 2.7 There are several similar planning applications for temporary open storage use within the same ‘AGR’ zone being approved by the TPB. Approval of the current application is in line with the TPB’s previous decisions and would not set an undesirable precedent within the “AGR” zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same “AGR” zone approved by the TPB

Application No.	Applied Use	Approval Date
A/YL-SK/350	Proposed Temporary Open Storage of Electric Vehicles with Charging Facilities and Ancillary Site Office for a Period of 3 Years	12.1.2024
A/YL-SK/369	Temporary Open Storage of Construction Machineries and Materials for a Period of 3 Years and Filling of Land	4.10.2024
A/YL-SK/371	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	24.1.2025
A/YL-SK/381	Proposed Temporary Open Storage of Vehicles and Vehicle Parts and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/YL-SK/384	Temporary Open Storage of Construction Materials with Ancillary	20.9.2024

S.16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1106 RP, 1107, 1108 S.A ss.1 & S.A RP, 1108 S.B and 1109 in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long

Planning Statement

Application No.	Applied Use	Approval Date
	Facilities for a Period of 3 Years and Associated Filling of Land	
A/YL-SK/395	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-SK/426	Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of Three Years	23.1.2026

Land Status

- 2.8 The land status plan is shown on **Plan 3**. The Site occupies Lots 1106 RP, 1107, 1108 S.A ss.1 & S.A RP, 1108 S.B and 1109 in D.D. 106, which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government. The Site also falls on 69m² of GL. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver and Short-Term Tenancy to allow for erection of temporary structure and occupation of GL.

3 Development Proposal

- 3.1 The Site occupies an area of about 3,295m², including about 69m² of GL (**Plan 3**). As shown in the layout plan (**Plan 1**), majority of the Site will be used for open storage of construction materials and machineries (i.e. about 1,822m², 55% of the Site). Two single-storey structures with height of not more than 4m with a total floor area of about 440m² will be erected at the Site for site office use. The operation hours of the Site are from 9:00 to 19:00 from Mondays to Saturdays. No operation on Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'open storage' use which does not involve any provision of direct customer services, no visitor is anticipated. Details of the development parameters and the proposed structures are shown at **Table 2** and **Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 3,295m ² , including about 69m ² of GL
Covered Area	About 440m ²
Uncovered Area	About 2,855m ²
Plot Ratio	About 0.13
Site Coverage	About 13%
Number of Structure(s)	2
Total Gross Floor Area	About 440m ² (non-domestic)
Building Height	Not more than 4 m
Number of Storey	Not more than 1 storey
Internal Transport Facilities	
- Parking Space	4 for private car
- L/UL Space	4 for light goods vehicle (LGV)

Table 3 – Details of the Proposed Structures

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Site Office	220	220	4m (1 storey)
B2	Site Office	220	220	4m (1 storey)
Total		440	440	-

3.2 The Site is proposed to be filled with soil, asphalt and concrete to a depth not exceeding 0.5m for site formation and vehicular circulation purposes. According to the tree survey report (**Appendix B**), a total of 18 trees were recorded within the Site. There is no Old and Valuable Trees or protected species identified. For site formation and business operation purposes, 14 trees are proposed to be felled, and 4 trees are proposed to be retained (**Appendix C**). 14 *Polyspora axillaris* are proposed to be re-planted to achieve a 1:1 compensatory ratio. About 149 m² would be unpaved area for the new and retained trees, and about 3,146 m²/ 95% of the Site is proposed to be hard-paved.

3.3 The applicant will follow the proposed scheme strictly, and no further filling of land will be carried out during the planning approval period. The applicant will also reinstate the Site to an amenity area after the planning approval period. Details of the filled area and corresponding site levels are illustrated on **Plan 4**.

- 3.4 The proposed open storage is intended for storage of construction materials and machineries. No dangerous goods, materials of dusty nature, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be stored/conducted at any time during the planning approval period. The construction materials and machineries will be stored at the designated area with stacking height of not more than 3m. Periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to the surrounding area.

Traffic and Access Arrangements

- 3.5 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access road. (**Plan 2**). A 10m wide ingress/egress is proposed at the southern part of the Site. It is important to note that a minimum distance of 6m has been reserved between the two planter areas of the existing trees next to the site entrance for access purpose which is adequate for both private car and light goods vehicle to pass through. A total of 4 parking spaces for private car (PC) and 4 L/UL spaces for light goods vehicle (LGV) are proposed for the Site. Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles are not allowed to be parked/stored or enter/exit the Site at all time. Sufficient manoeuvring space will be provided within the Site to facilitate vehicle turning as shown in the swept path analysis on **Plan 5**. Therefore, no queueing of vehicles onto the public road is anticipated.
- 3.6 LGV will be deployed for transportation of construction materials and machineries to/out of the Site. Medium or Heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. Vehicle to be stored will be driven to the Site by staffs, hence, towing of vehicle will not be required. Staffs will be deployed by the applicant to direct vehicle at the ingress/egress to ensure pedestrian safety to/from the Site.
- 3.7 As mentioned in paragraph 3.1, only 5 staff will work on-site and there is no provision of direct customer service that attracts visitors. The staff is expected to commute to the Site by PCs. Therefore, considering the business operation

of the open storage use, the traffic generated by the development is expected to be negligible. **Table 4** below provides details of the estimated traffic generation and attraction:

Table 4 – Estimated Traffic Generation and Attraction

Time Period	Private Car		LGV		2-way total
	In	Out	In	Out	
Trips at morning peak (9:00 to 10:00 a.m.)	4	0	0	0	4
Trips at afternoon peak (5:00 to 7:00 p.m.)	0	4	0	0	4
Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	4	4	4	4	16

Environmental, Drainage, Fire Safety and Other Considerations

- 3.8 The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.
- 3.9 Regarding the drainage impact, adequate mitigation measure would be provided, which are shown in the drainage proposal, to mitigate any adverse drainage impact arising from the proposed development (**Appendix A**). Moreover, fire service installations (FSIs) will be provided as per relevant Government

departments' latest requirement. Hence, it is anticipated that no adverse drainage and fire safety impact will be generated with relevant mitigation measures implemented.

- 3.10 It is noted that the Site is in proximity to the Shui Lau Tin Site of Archaeological Interest (SAI). Regarding the drainage facilities, peripheral u-channel and catchpits are to be proposed to collect surface run-off to minimise the potential adverse drainage impact to the surrounding areas. Minor ground excavation for the provision of drainage facilities will be carried out on top of the land filling works within the Site. The proposed ground excavation would be no more than 1m in depth, subject to the requirement of the Drainage Authority. Considering that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is minimal, adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out during the planning approval period.

4 Planning Justifications

The Proposed Development is Temporary in Nature and would not Jeopardising the Long-term Planning Intention of the "AGR" Zone

- 4.1 While the proposed development is not in line with the planning intention of the "AGR" zone, it is temporary in nature and would not jeopardise the long-term planning intention of the "AGR" zone. It could better utilise the vacant agricultural land. The proposed filling of land is for site formation and vehicular circulation purposes only to cater for the operational needs. The applicant will reinstate the Site to an amenity area after the planning approval is expired.

Land use compatibility and no undesirable precedent

- 4.2 The surroundings of the Sites are rural in nature and intermixed with brownfield uses such as open storage/ storage yards, temporary structures, farmland, grassland and vacant land. Various open storage yards are located to the immediate north, east and west of the Site, the proposed development is therefore considered not incompatible with the surrounding areas. Hence, the proposed open storage use is considered compatible with the surrounding areas.

- 4.3 As listed in Table 1, there are several similar planning applications for temporary open storage use within the same 'AGR' zone being approved by the TPB. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

Conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses (TPB PG-No. 13G)

- 4.4 The Site falls within Category 2 area under TPB PG-No. 13G, where open storage and port back-up uses are comparatively suitable to operate. The applicant has submitted relevant technical assessments to demonstrate that the proposed development would not induce adverse drainage, traffic, environmental etc. impacts on the surrounding areas. Therefore, favourable consideration could be given to this application.

No adverse impacts to the surrounding areas

Traffic

- 4.5 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access road. 4 L/UL spaces for LGV are proposed for the transportation of construction materials and machineries. Moreover, as there is no provision of customer service, the proposal development will not attract visitors. Thus, only 4 private car parking spaces are proposed for the staffs. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 5**. As a result, no vehicle queueing onto the public road will be anticipated. The estimated traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

- 4.6 The proposed development would not involve any storage of dangerous goods and materials of dusty nature, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities that generate noise, emission of dust and effluent. The operation hours of the proposed development are limited to 9:00 to 19:00 from Mondays to Saturdays and periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to the surrounding area. As a result, nuisance to the nearby users and/or residential dwellings is minimised. The applicant will strictly comply with all relevant

environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire Safety

- 4.7 Adequate drainage facilities will be provided in accordance with the submitted proposed drainage proposal (**Appendix A**) to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments.

Archaeological

- 4.8 The proposed use is proximal to the Shui Lau Tin SAI. Considering the extent of the excavation work for the proposed drainage facilities, which will be carried out on top of the filled area, and the distance from the Shui Lau Tin SAI, it is considered that the proposed development will not create adverse impact on Shui Lau Tin SAI.

Tree and Landscape

- 4.9 According to the development proposal and the findings of the tree survey report (Appendix C), 14 trees are proposed to be felled, and 4 trees are proposed to be retained. For compensatory purpose, 14 trees are proposed to be planted, at a 1:1 ratio, and hence adverse tree and landscape impacts would be minimised.

5 Conclusion

- 5.1 The applicant seeks planning permission from the TPB for Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1106 RP, 1107, 1108 S.A ss.1 & S.A RP, 1108 S.B and 1109 in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long.
- 5.2 The proposed development is well-justified on the grounds that the development is temporary in nature and would not jeopardise the long-term planning intention of the "AGR" zone, compatible with the surrounding land uses which are rural in nature and intermixed with brownfield uses, temporary structures, farmland,

grassland and vacant land. In addition to the above, the proposed development conforms to the TPB PG-No.13G. Adequate mitigation measures have been proposed by the applicant to alleviate any adverse impact arising from the proposed development.

- 5.3 In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant's strong commitment to strictly comply with all control ordinances, the applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited
August 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Land Filling Plan
Plan 5	Swept Path Analysis

Appendices

Appendix A	Drainage Proposal
Appendix B	Tree Survey
Appendix C	Landscape Proposal