

2025年 09月 16日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

2025-09-16

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-NSM/356
	Date Received 收到日期	2025-09-16

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Team Harvest Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Aikon Development Consultancy Limited
(毅勤發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 31,670 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,990 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)(2)") and "Other Specified Uses" annotated "Soy Sauce Factory" ("OU(SSF)")
(f) Current use(s) 現時用途	Temporary Container Storage Yard (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 22/08/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 22/08/2025 年 08 月 22 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified¹..... "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	THE REMAINING PORTION OF SECTION C OF LOT NO. 1743 IN D.D. 107	25/08/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 29,680 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 1,990 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	 9
Proposed domestic floor area 擬議住用樓面面積	 N/A .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 1,990 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 1,990 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the attached Planning Statement	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 No night-time operations in the application site between 11:00 p.m. and 7:00 a.m.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road- Tam Mi	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
	
	
	
	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....

Thomas LUK

Name in Block Letters
姓名（請以正楷填寫）

Planning Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

AIKON DEVELOPMENT CONSULTANCY LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

2/9/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories 新界元朗沙埔青山公路丈量約份第107約地段第1743號C分段餘段 (部分)
Site area 地盤面積	31,670 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No.S/YL-NSW/11 南生圍分區計劃大綱草圖 (編號S/YL-NSW/11)
Zoning 地帶	"Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)(2)") and "Other Specified Uses" annotated "Soy Sauce Factory" ("OU(SSF)") 「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
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years 臨時貨櫃存放場連附屬辦公室及設施 (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. ☐ About 約 ☐ Not more than 不多於	N.A. ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,990 ☒ About 約 ☐ Not more than 不多於	0.063 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. ☐ (Not more than 不多於) m 米	
		N.A. ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6 ☒ (Not more than 不多於) m 米	
		1 ☒ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	6.3 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Application Site Boundary, Outline Zoning Plan extract, Site Photos of Boundary Fencing and Landscaping Works, Drainage Facilities (Key Plan) and Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年09月22日星期一 10:29
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,

毅勤發展顧問有限公司

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

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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 m². 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 1,990m². 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

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	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 ²)	About 39,000	About 31,670	-7,330 (-18%)
Covered Area (m ²)	About 3,277.59 (8.40%)	About 1,990 (6.3%)	-1,287.59
Uncovered Area (m ²)	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 ²)	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 ²	5.2m (1 storey)
B	Ancillary Site Office/General Storage Uses/ Meter Room/ Water Tank	166 m ²	2.6m (1 storey)
C	General Storage Uses	224 m ²	6m (1 storey)
D	General Storage Uses	224 m ²	6m (1 storey)
E	Ancillary Site Office/General Storage Uses/ Meter Room/ Water Tank	30 m ²	2.6m (1 storey)
F	Ancillary Site Office/General Storage Uses	60 m ²	2.6m (1 storey)
G	Ancillary Site Office/General Storage Uses	30 m ²	2.6m (1 storey)
H	General Storage Uses	442 m ²	5.2m (1 storey)
I	General Storage Uses	490 m ²	5.2m (1 storey)
Total		1,990 m ²	

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.



Application Site Boundary under
Previous Application No. A/YL-NSW/338



Application Site Boundary under
Current Application

Project:
Section 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

Title:
Application Site Boundary

Ref.: ADCL/PLG-10306-R002/F001

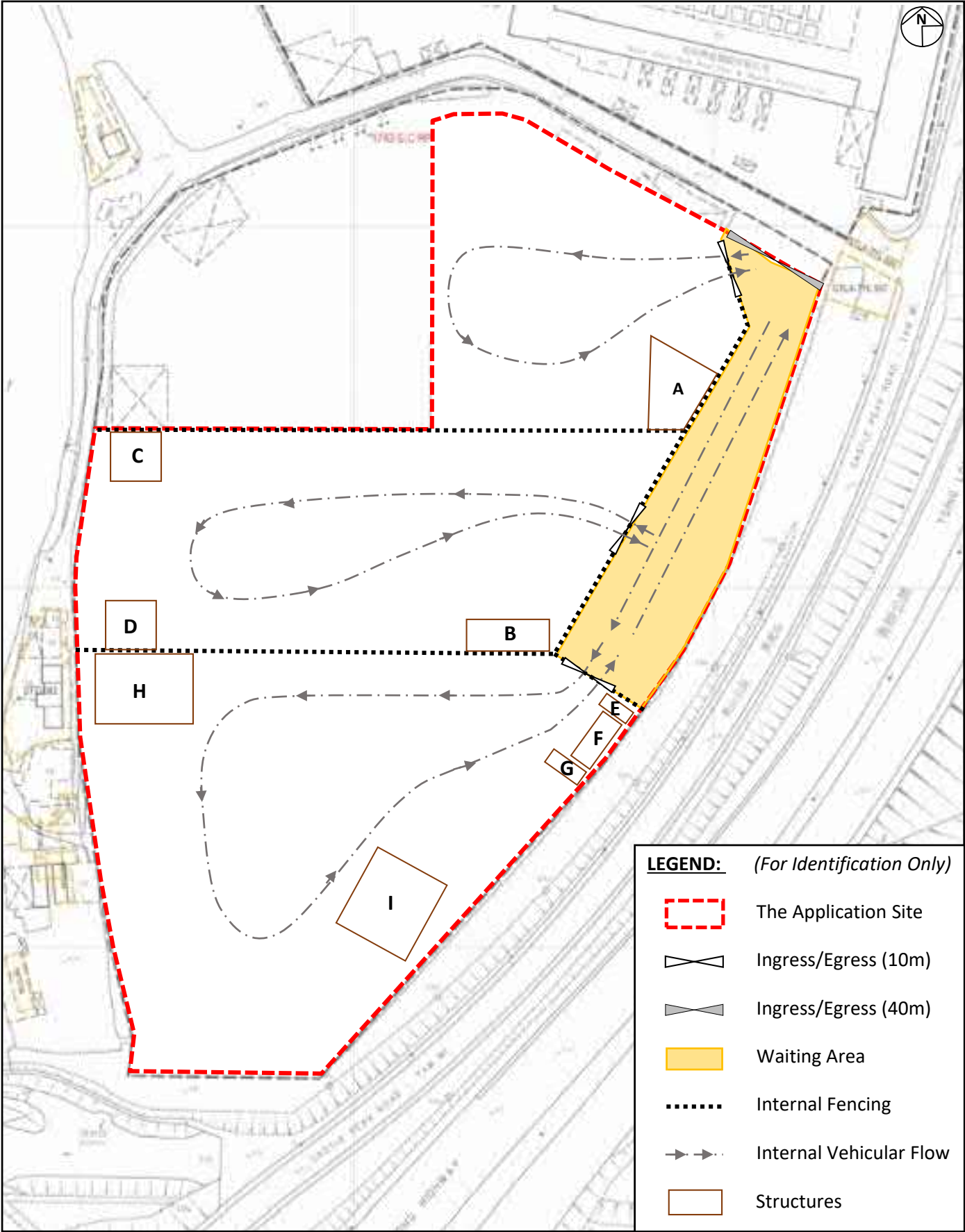
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1

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Not to Scale

Date:
Aug 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
Section 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

Title:
Indicative Layout Plan

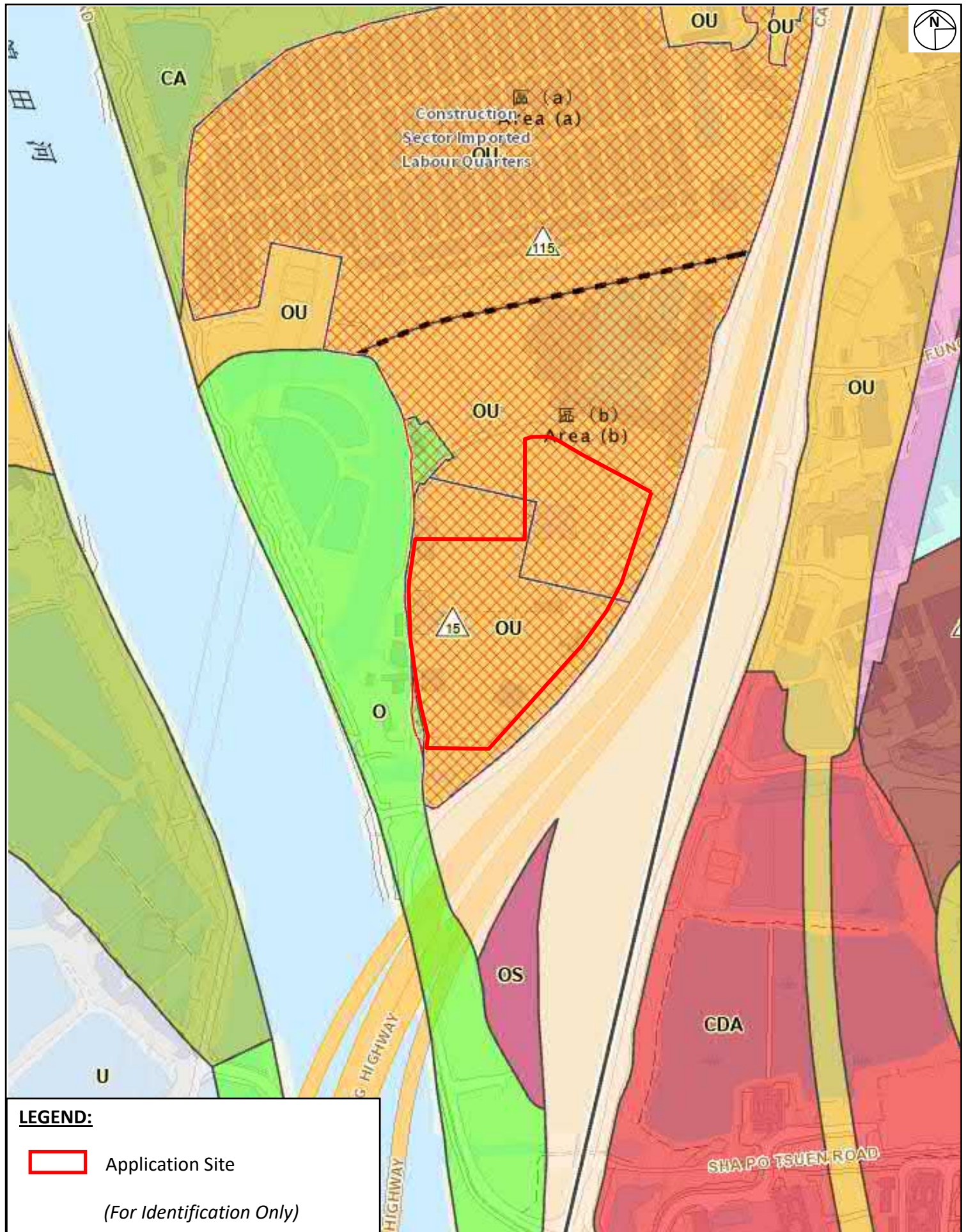
Ref.: ADCL/PLG-10306-R002/F002

Figure:
2

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Date:
Aug 2025





Project:
Section 16 Planning Application for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories

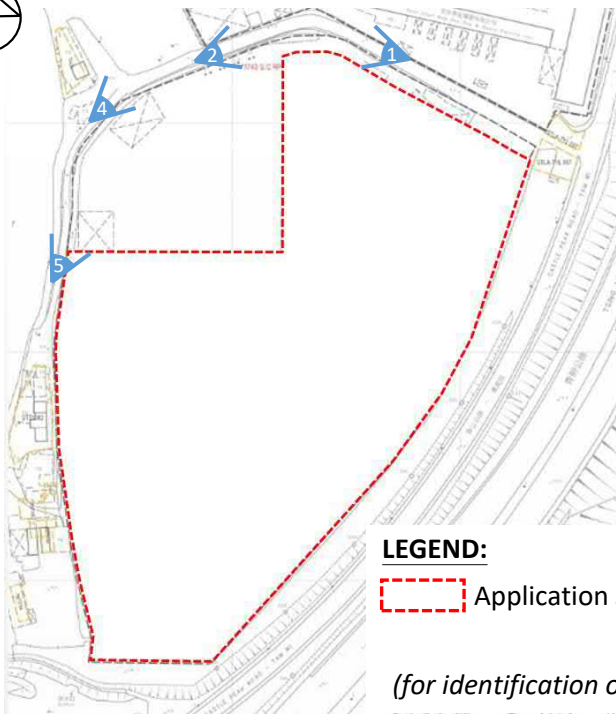
Title:
Extract of Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11

Ref.: ADCL/PLG-10306-R002/F003

Figure:
3

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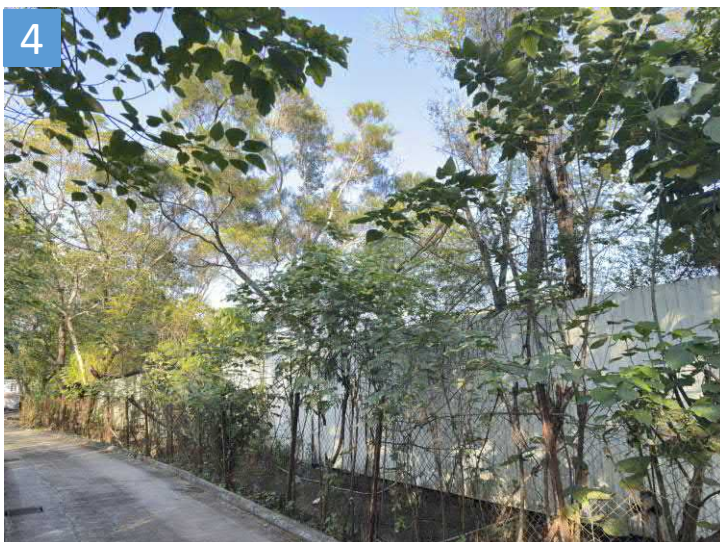
Date:
Sep 2025



LEGEND:

 Application Site

(for identification only)



Project:
Section 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

Title:
Conditions of Boundary Fencing and Landscaping Work

Ref.: ADCL/PLG-10306-R001/I001

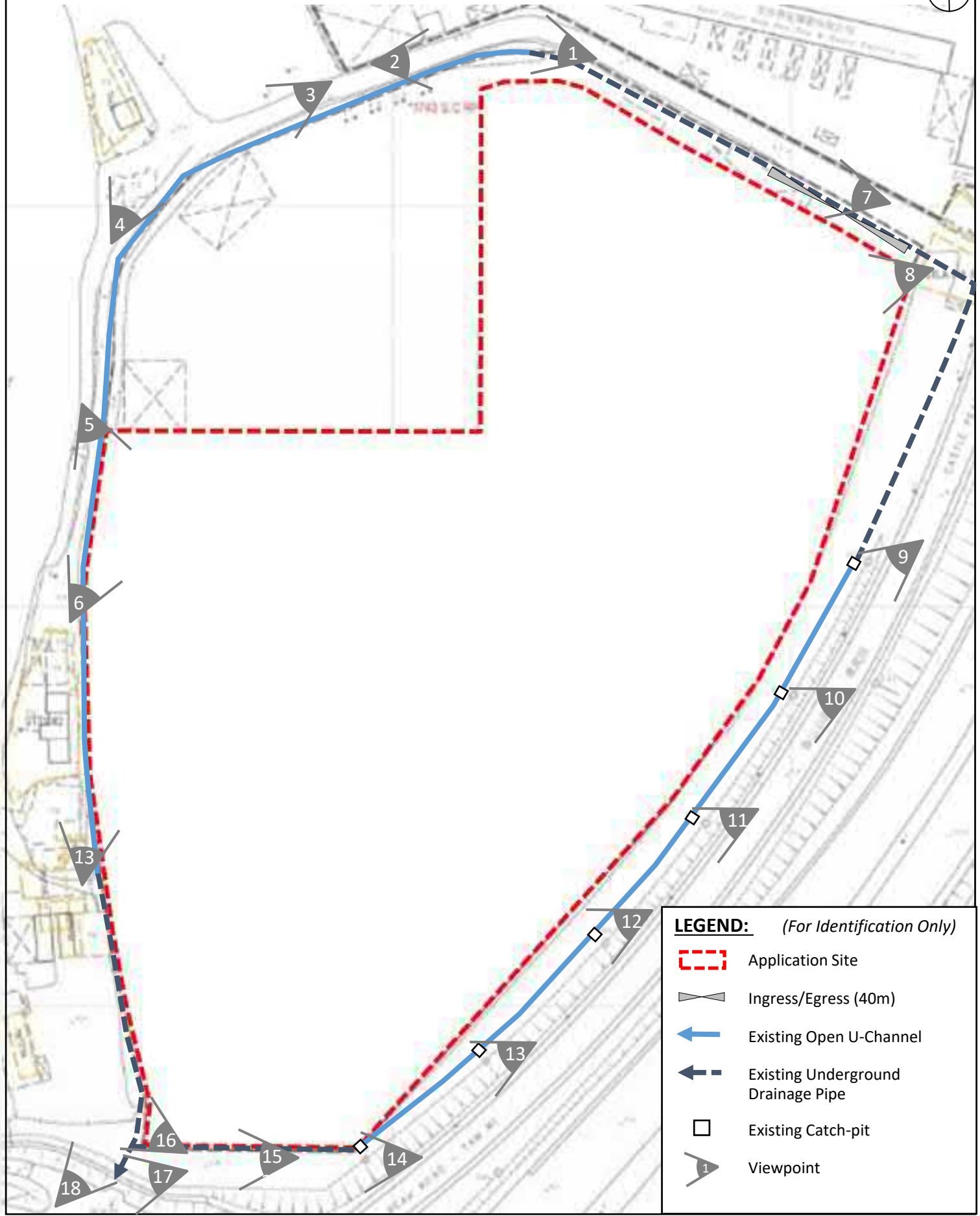
Illustration:
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Date:
Aug 2024



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
Section 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

Title:
Conditions of Existing Drainage Facilities (Key Plan)

Ref.: ADCL/PLG-10306/R002/I002

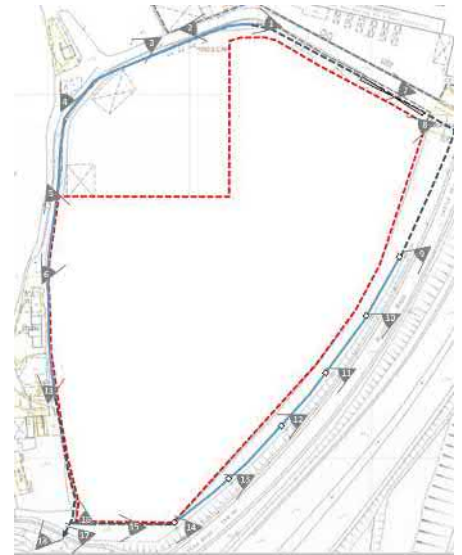
Illustration:
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Not-to-scale

Date:
Aug 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
Section 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

Title:
Conditions of Existing Drainage Facilities

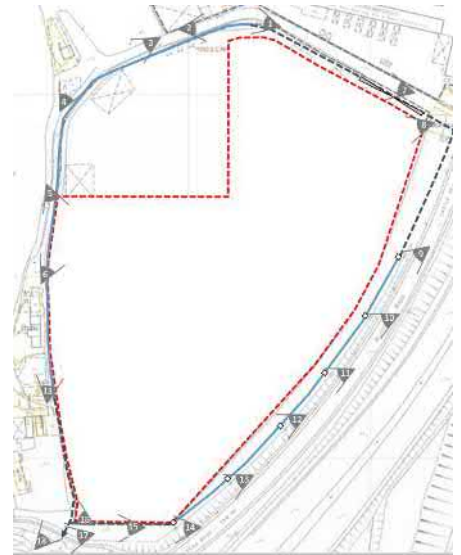
Ref.: ADCL/PLG-10306/R002/I002-I

Illustration:
2-I

Scale:
Not-to-scale

Date:
Aug 2025





Project:
Section 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

Title:
Conditions of Existing Drainage Facilities

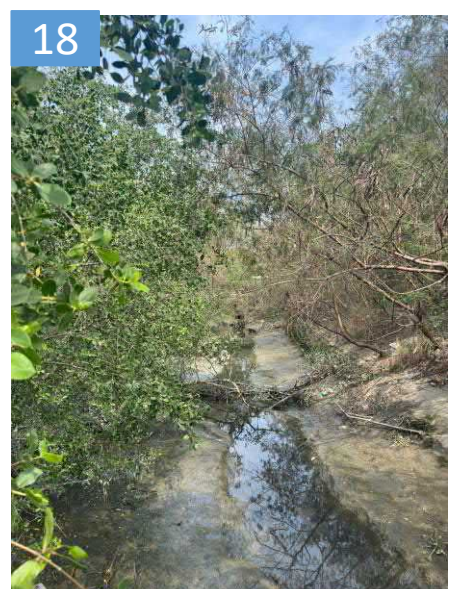
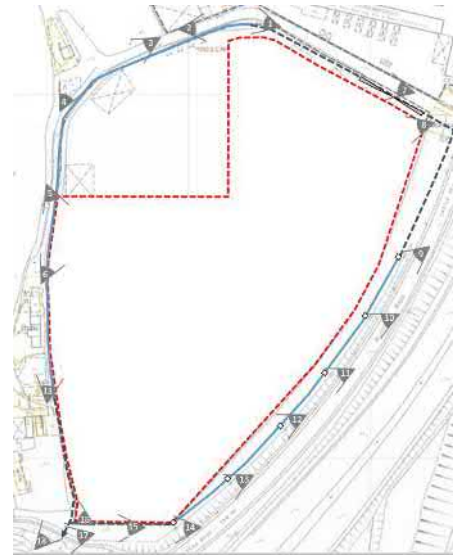
Ref.: ADCL/PLG-10306/R002/I002-II

Illustration:
2-II

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Date:
Aug 2025





Project:
Section 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

Title:
Conditions of Existing Drainage Facilities

Ref.: ADCL/PLG-10306/R002/I002-I

Illustration:
2-III

Scale:
Not-to-scale

Date:
Aug 2025





Date : 28th October, 2025
Our Ref. : ADCL/PLG-10306/L008

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Temporary Container Storage Yard 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 (Planning Application No. A/YL-NSW/356)

We refer to our submission and would like provide clarifications to facilitate considerations by the Planning Department and the Town Planning Board.

It is clarified that the operation hours are between 7 a.m. to 11:00 p.m., and no night-time operations are allowed between 11:00 p.m. and 7:00 a.m. within the application site, as proposed and allowed in the last approved application.

We would like to confirm that no dangerous goods will be stored, and no repairing, assembling, dismantling or workshop activities will be carried out at the application site. Additionally, no vehicles is allowed to queue back to or reverse onto/from public road at all times.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Thomas LUK

Encl.
c.c. Client

Address 地址 :





Date : 30th October, 2025
Our Ref. : ADCL/PLG-10306/L009

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Temporary Container Storage Yard 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 (Planning Application No. A/YL-NSW/356)

We refer to the departmental comment received from the Railway Development Office of the Highways Department regarding the subject application and would like to provide a Responses-to-Comments Table to address the abovementioned departmental comment and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Thomas LUK

Encl.
c.c. Client

Section 16 Planning Application for Temporary Container Storage Yard 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

Department	Date	Comments	Responses to Departmental Comments
Railway Development Office, Highways Department	30.10.2025	It is noted that the application site is located in the vicinity of the Northern Link scheme boundary. Please note that the construction of Northern Link commenced in 2025 for completion in 2034. The applicant should ensure the traffic arrangement for the proposed modification will not have adverse impact on the implementation of the Northern Link throughout the construction and operation period.	Noted. The current application seeks to continue the current use, which has been subject to seven previous planning approvals for the same purpose. The proposed modification involves a reduction in site area, the number of structures, and gross floor area only, and there is no change in the nature of the applied use or its operation. Structures within the application site have been erected under previous planning approvals, and the application site is currently operating under the applied use without generating adverse impact. There is no significant alteration to the physical setting under the current application. While the scale of the applied use sought under the current application has been reduced and operations are expected to remain unchanged, there should be no change to the traffic arrangements. Therefore, no adverse impact on the implementation of the Northern Link throughout the construction and operation periods is anticipated. The applicant is committed to ensuring that there is no disturbance to the scheduled infrastructure works throughout the construction and operation period.

From: Isa Yuen <[REDACTED]>
Sent: Monday, November 3, 2025 1:27 PM
To: tpbpd/PLAND <[REDACTED]>
Cc: Ajyum Distinction CHAN/PLAND <[REDACTED]>; Thomas Luk <[REDACTED]>
Subject: Planning Application No. A/YL-NSW/356 - Further Information

Dear Sir/Madam,

We refer to the comments from the Drainage Services Department (DSD) and would like to provide clarifications to facilitate consideration by relevant departments and the Town Planning Board.

The applicant is committed to maintaining existing drainage facilities implemented under previous planning application which are located outside the boundary of the application site under the current application.

Since there are no physical alteration to the drainage conditions, the applicant will submit updated photographic records to the satisfaction of DSD by way of approval conditions, once the current application is approved.

Thank you for your kind attention.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited

[REDACTED]

[REDACTED]

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**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria for the areas are summarised as follows:

WBA

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

**Relevant Extracts of 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)**

On 14.4.2023, 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) were promulgated, which set out the following criteria for Category 1 areas:

- (a) Category 1 areas: considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas zoned “Open Storage”, “Other Specified Uses” annotated “Port Back-up Uses”, “Industrial” or “Industrial (Group 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.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration (Rural and New Town Planning Committee (RNTPC) / Town Planning Board (TPB))
A/YL-NSW/2 [#]	Temporary Container Storage Yard	19.8.1994 [Partially approved by RNTPC on a temporary basis for 3 years] 30.12.1994 [Partially approved by TPB upon review on a temporary basis for 5 years]
A/YL-NSW/70 [#]	Temporary Container Storage Yard for a Period of Five Years	28.1.2000 (RNTPC)
A/YL-NSW/158 [#]	Container Storage Yard	4.3.2005 [Approved by RNTPC on a temporary basis for 5 years] 17.6.2005 [Partially approved by TPB upon review for modifying part of the approval conditions regarding the (i) operation hours; (ii) stacking height of the materials stored within 5 metres of the south- western and north-western boundaries of the Site; and (iii) duration for compliance]
A/YL-NSW/194 [#]	Renewal of Planning Approval for Temporary Container Storage Yard for a Period of Five Years	12.2.2010 (RNTPC)
A/YL-NSW/234 [#]	Temporary Container Storage Yard for a Period of Five Years	6.2.2015 (RNTPC)
A/YL-NSW/276 [#]	Temporary Container Storage Yard for a Period of Five Years	20.3.2020 (RNTPC)
A/YL-NSW/338 [#]	Renewal of Planning Approval for Temporary Container Storage Yard for a Period of Five Years	28.2.2025 (RNTPC)

[#] when the application site was zoned as “Open Storage” (“OS”) on the previous version of Nam Sang Wai Outline Zoning Plans

Rejected Application

Application No.	Use/Development	Date of Consideration (TPB)	Rejection Reasons
A/DPA/YL-NSW/18*	Proposed Container Storage Yard	13.5.1994 (TPB)	(1) – (6)

* when the application site was zoned as “OS” on the previous version of Nam Sang Wai Development Permission Area Plan

Rejection Reasons:

- (1) the proposed development is not in line with the planning intention for the area in that it has not been demonstrated in the submission that the proposed development will have no adverse impacts on the environment, drainage and traffic of the surrounding areas; and no adequate mitigation measures have been proposed to minimise such impacts.
- (2) the proposed development will generate additional traffic flow on Tuen Mun Road and the queuing of container vehicles will tail back onto the New Territories Circular Road and is not acceptable.
- (3) insufficient information has been included in the drainage impact assessment to demonstrate that the proposed development will not have adverse drainage impacts on the surrounding areas.
- (4) insufficient information had been included in the submission to demonstrate that the proposed development would not have adverse operational noise impacts on the nearby settlements and the proposed mitigation measures were insufficient to minimise such impacts.
- (5) the proposed development would be affected by the implementation of the proposed Main Drainage Channels of Yuen Long and Kam Tin Stage I, Phase 2.
- (6) the proposed development would be affected by the imminent implementation of the proposed Route 3 (Country Park Section) project.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot 1743 S.C RP in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- Lot 1743 S.C RP in D.D. 107 is covered by Short Term Waiver No. 2788 for the purpose of “Ancillary Use to Container Storage Yard”; and
- advisory comments are in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment from traffic engineering point of view; and
- advisory comments are in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highway maintenance point of view; and
- advisory comments are in **Appendix V**.

Comments of the Project Manager/Major Works, HyD:

- no comment on the application since the applied use of the Site is for container storage yard without change of the public road (Castle Peak Road – Tam Mi) layout; and
- Major Works Project Management Office, HyD is currently undertaking an investigation consultancy for the Northern Metropolis Highway (NHM). According to the latest NMH alignment, the proposed NMH would be aligned along the above the existing San Tin Highway and located to the east of the Site, which would be subject to review and design in the on-going investigation study.

3. **Environment**

Comments of the Director of Environmental Protection:

- according to the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', he has no objection to the application from environmental planning perspective;
- one complaint regarding noise pollution was received by the Environmental Protection Department (EPD) in the past three years which was classified as non-substantiated case;
- there was no substantiated environmental complaint case concerning the Site received by the EPD in the past three years; and
- advisory comments are in **Appendix V**.

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from the drainage point of view;
- should the application be approved, approval condition(s) should be stipulated in the approval letter requiring the applicant to maintain all the existing drainage facilities which were implemented under approved application No. A/YL-NSW/338 and to re-submit condition record of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are in **Appendix V**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are in **Appendix V**.

7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo of late 2024, the Site is located in a miscellaneous rural fringe landscape character comprising river, temporary structures, open storage and scattered tree groups. The applied use is not entirely incompatible with the landscape setting in the proximity;
- according to the site photos, the Site is mainly hard paved with some temporary structures. Some existing trees of common species are found along the site boundary within the Site. According to paragraph 3.4 of the attachment submitted by the applicant, it is proposed to maintain existing landscape planting on the Site. Significant adverse landscape impact on existing landscape resources arising from the applied use is not anticipated; and
- advisory comments are in **Appendix V**.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from the locals upon close of consultation.

9. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 2-3, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of STW where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comment of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site to Castle Peak Road – Tam Mi, including any local tracks; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comment of the Chief Engineer/Railway Development 2-3, Railway Development Office, HyD the Site is located in the vicinity of the Northern Link scheme boundary. The applicant should note that the construction of Northern Link has commenced in 2025 for completion in 2034. The applicant should ensure the traffic arrangement for the proposed modification will not have adverse impact on the implementation of the Northern Link throughout the construction and operation period;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD);

- the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by EPD';
 - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - the applicant shall observe the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicant should note that the submitted condition record of the existing drainage facilities is not acceptable since the submitted site photos are same as that enclosed in previous planning application (No. A/YL-NSW/338). The applicant should provide site photos to reflect current condition of the existing drainage facilities;
 - the applicant should be responsible for the existing drainage facilities which were implemented under previous planning application and located outside the boundary of the Site under the current application; and
 - the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application No. A/YL-NSW/338;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the maintenance parties and relevant department prior to the commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that nine structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of

the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at the building plan submission stage; and
- (k) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power Hong Kong Limited) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation when carrying out works in the vicinity of the electricity supply lines.