

2025年 1月 3日

收到・城市規劃委員會  
只會在文件後才正式確認收到  
申請

3 JAN 2025

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formally acknowledge  
location only upon receipt

Form No. S16-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
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;及
- (iii) **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的臨時用途或發展的許可續期

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](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](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

2403016 14/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/46282/338
	Date Received 收到日期	13 JAN 2025

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Team Harvest Limited	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Aikon Development Consultancy Limited (毅勤發展顧問有限公司)	
<b>3. Application Site 申請地點</b>	
(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 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	<input checked="" type="checkbox"/> Site area 地盤面積 39,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,500 sq.m 平方米 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> 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/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage"
(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 11/12/2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".  
根據土地註冊處截至 11/12/2024 年 12 月 11 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 1 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 notified .....1..... "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	11/12/0204

(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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 .....	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度 .....	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度 .....	m 米	<input type="checkbox"/> About 約
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Renewal of Planning Approval for Temporary Container Storage Yard for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 3,500 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.089 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 8.4 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 18 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... Not more than 2 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... N/A ..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... Not more than 6 ..... m 米	<input type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	GFA 總樓面面積	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目) .....	
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) Ancillary Site Office / General Storage Uses / Meter Room/ Water Tank - GFA: 3,500 sqm (Details please refer to Table 3 of the attached Planning Statement) .....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
18	G/F & 1/F	Ancillary Site Office / General Storage Uses / Meter Room/ Water Tank
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Temporary Container Storage Yard		
.....		
.....		
.....		
.....		

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Completed

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的汽車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> 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 <input type="checkbox"/> 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____



**10. 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.

**11. 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

N.A.

Name in Block Letters  
姓名（請以正楷填寫）

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

13/12/2024

(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打道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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 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		
Site area 地盤面積	39,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No.S/YL-NSW/9 南生圍分區計劃大綱草圖 (編號: S/YL-NSW/9)		
Zoning 地帶	"Open Storage" 「露天貯物」		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Container Storage Yard for a Period of 5 Years		
(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. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.089 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A	
	Non-domestic 非住用	18	
	Composite 綜合用途	N.A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N.A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N.A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	8.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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) <hr/>	N.A.
	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) <hr/>	N.A.

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Site Photos		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

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。

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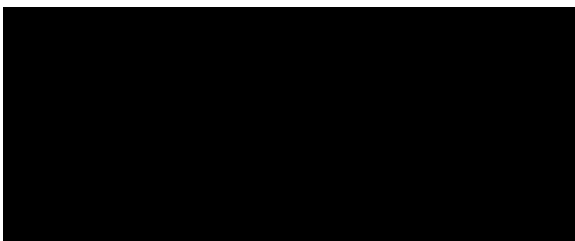


**Section 16 Planning Application  
Renewal of Planning Application  
No. A/YL-NSW/276**

Temporary Container Storage Yard for  
a Period of 5 Years

Lot 1743 S.C RP in D.D. 107,  
Castle Peak Road, Sha Po,

*Planning Statement*



Prepared by  
*Aikon Development Consultancy Ltd.*

December 2024

## EXECUTIVE SUMMARY

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

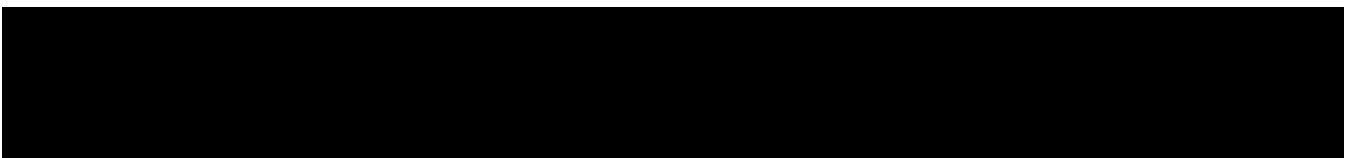
This *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Container Storage Yard for a Period of 5 Years** (hereinafter referred to as “the temporary container storage yard”) at Lot 1743 S.C RP in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories (hereinafter referred to “the application site”). The current application aims to renew the latest planning permission under Planning Application No. A/YL-NSW/276 from the Board which will be expired on 20.3.2025 such that the Applicant can be given opportunity to continue using the application site for temporary container storage yard. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The application site is subject to six previously approved applications for the same ‘Container Storage Yard’ use and currently falls within an area zoned “Open Storage” (“OS”) on the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9 exhibited for public inspection on 12.07.2024 (hereinafter referred to as “the Current OZP”).

The Applicant wishes to reapply for a planning permission from the Board owing to the fact that the latest planning permission from the Board under planning application (No. A/YL-NSW/276) for the same use on a temporary basis of 5 years approved on 20.03.2020 will lapse on 20.03.2025 (hereinafter referred to as “the last approved application”) such that he can be given opportunity to continue utilizing the application site for the proposed use under the circumstances that, save and except the numbers and parameters of some on-site structures, there would be no changes in the nature/operation of the proposed use and the overall physical setting surrounding the application site. As detailed in throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *It will be fully in line with the planning intention of “OS” zone which is primarily intended for open storage uses;*
- (b) *It 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;*
- (c) *The application site is subject to six previous planning approvals;*
- (d) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (e) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the proposed use and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and*
- (f) *The temporary nature of the current application would not be contrary to the current rezoning application (No. Y/YL-NSW/9). Considering the rezoning application would require a certain processing time for assessment and consideration by the Board and/or relevant Government departments, and the relevant OZP amendment and implementation of the proposal are unlikely to be implemented within the next five years.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of five 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」）作為期五年的臨時貨櫃存放場用途（以下簡稱「擬議用途」）。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（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。

申請地點涉及六宗同樣作「貨櫃存放場」用途並獲批准的先前申請，並於 2024 年 7 月 12 日刊憲公佈的《南生圍分區計劃大綱草圖》（編號：S/YL-NSW/9）中被劃為「露天貯物」地帶。

鑑於城規會於 2020 年 3 月 20 日批准的規劃許可（申請編號：A/YL-NSW/276）（以下簡稱「先前批准申請」）將於 2025 年 3 月 20 日到期，在沒有改變擬議用途性質和運作（除現場一些構築物的數量和參數有所修改外）、四周環境沒有改變的情況下，申請人希望能再次獲得批准，於申請地點作擬議用途，為期五年。

此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：

- (一) 將完全符合申請地點所屬「露天貯物」地帶的規劃意向，皆因其意向主要作露天貯物用途；
- (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，擬議用途一般可獲城規會正面考慮；
- (三) 申請地點過往先後六次獲城規會批出規劃許可；
- (四) 批准該申請不會在規劃層面上帶來重大改變，皆因擬建用途的性質 / 運作、所屬地帶及其周邊環境沒有重大改變，加上申請人於先前批准申請時已履行所有批准附帶條件；
- (五) 將不會帶來嚴重的基建或環境影響，皆因擬議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好好保存；及
- (六) 該申請的臨時性質不會對涉及申請地點的改劃用途地帶申請（申請編號：Y/YL-NSW/9）構成抵觸。考慮到改劃用途地帶的申請需要一定的處理時間，以便委員會及 / 或相關政府部門進行評估和考慮，而相關的分區計劃大綱圖修訂及實施在未來五年內未必能夠落成。

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五年的擬議用途。

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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 **Temporary Container Storage Yard for a Period of Five Years** (hereinafter referred to as “the proposed use”) at Lot 1743 S.C RP in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 39,000m<sup>2</sup>. Its location is shown on **Figure 1** whilst **Figure 2** indicates the relevant private lot which the application site involves.
- 1.1.2 Prepared on behalf of the operator of the proposed use (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to reapply for a planning permission from the Board owing to the fact that the latest planning permission from the Board under Planning Application (No. A/YL-NSW/276) on 20.03.2020 will be lapsed on 20.03.2025 (hereinafter referred to “the last approved application”) such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use.
- 1.1.3 The application site currently falls within an area zoned “Open Storage” (“OS”) on the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9 exhibited for public inspection on 12.07.2024 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “OS” zone attached to the Notes of the Current OZP, the proposed use is one of the Column 2 uses for which planning permission is required from the Board.
- 1.1.4 On 18.03.2016, an application under section 12A of the Town Planning Ordinance (Cap. 131) (Application No. Y/YL-NSW/3) (hereinafter referred to as “the approved rezoning application”) for rezoning the application site from “OS” zone to “Commercial” (“C”) zone was approved by the Board. While the application was approved by the Board, corresponding amendment to the Current OZP was not pursued during the plan amendment process in 2024, and the application site remained zoned as “OS” under the Current OZP without any changes.
- 1.1.5 On 21.04.2022, a rezoning application (Application No. Y/YL-NSW/9) was submitted to the Board to rezone the application site and adjoining area from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)”. The application has yet to be considered by the Board. Considering that the rezoning application would require a certain processing time for assessment and consideration by the Board and/or relevant Government departments, and the relevant OZP amendment and implementation of the proposal are unlikely to be implemented

within the next five years, in this regard, the Applicant wish to continue to utilize the application site with the current approved use for five more years.

- 1.1.6 In view of the above and the fact that planning permission given to the last approved application will expire soon, the Applicant therefore wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of five years** such that he can be given opportunity to continue utilising the application site for the proposed use under the circumstances that, save and except the dispositions and parameters of some on-site structures, there would be no substantial changes in the nature/operation of the proposed use and the overall physical setting surrounding the application site and that **temporary nature of the current application would not be contrary to the implementation of the approved rezoning application.**

## 1.2 Objectives

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

- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that, save and except the dispositions and parameters of some on-site structures, there would be no changes in the nature/operation of the proposed use and the overall physical setting surrounding the application site and that temporary nature of the current application would not be contrary to the implementation of the approved rezoning application;*
- (b) To maximize land utilization in an area already subject to the preponderance of industrial uses or open storage activities in the interim; and*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures continuously.*

## 1.3 Structure of the Planning Statement

- 1.3.1 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 proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed 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 the proposed use (i.e. container storage yard) which has been in existence since the first approved application in 1994. Current conditions of the application site are demonstrated per **Illustration 1**.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the application site as a whole is rural in character, predominated by 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. which is currently zoned “Industrial (Group D)” (“I(D)”) according to the Current OZP.
- 2.2.3 Castle Peak Road (Tam Mei Section), San Tin Highway and San Tam Road are found to the east of the application site. 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.
- 2.2.4 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. A vacant land overgrown with dense vegetation is found to the south of the application site.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

- 1.3.2 The application site currently falls within an area zoned “OS” on the Current OZP (please refer to **Figure 3**). According to the Schedule of Uses for “OS” zone attached to the Notes of the Current OZP, the proposed use, i.e. ‘Container Storage Yard’ is a Column 2 use for which planning permission is required from the Board. As stipulated in the aforesaid Notes, the planning intention of “OS” zone is *‘primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses which cannot be accommodated in conventional godown premises.’*
- 1.3.3 According to Notes of the Current OZP, *‘temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan’*. In view of this, the Applicant wishes to reapply for a planning permission for the proposed use from the Board.

#### 3.2 Previous Planning Applications

- 3.2.1 The application site was subject to 7 previous applications (No. A/DPA/YL-NSW/18, A/YL-NSW/2, 70, 158, 194, 234 and 276) 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 six applications were approved by the Board. While **Figure 5** shows the locations of all the previous applications, **Table 1** encapsulates details of these 7 previous applications. The latest application (No. A/YL-NSW/276) was approved by the Board on 20.03.2020 on the consideration that the development is in line with Town Planning Board Guidelines No. 13E (TPB PG-No. 13E); the development is not incompatible with the surrounding areas; and that there is genuine need to facilitate cross-boundary of goods in the area.

Table 1: Previous Planning Application for the same as the Proposed Use 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

Application No.	Proposed Use(s)	Date of Decision	Decision
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

- 3.2.2 All approval conditions of the last approved application (No. A/YL-NSW/276) were duly complied with by the Applicant. **Table 2** concludes the compliance with planning conditions under the last approved application. When comparing the current application with the last approved application, there would be no changes in the nature and operation of the proposed use as well as the overall physical setting surrounding the application site save and except the numbers and parameters of some on-site structures. **Appendices 1 to 4** attaches the relevant discharge letters for the approval conditions.

*Table 2: Compliance with Planning Approval Conditions under the Last Approved Application*

Planning Approval Conditions		Discharged Date
(g)	the submission of records of the existing drainage facilities on site	06.08.2020
(h)	the submission of fire service installations proposal	23.11.2020
(i)	the implementation of the fire service installations proposal	01.03.2021

- 3.2.3 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application. There is an increase in total floor area of about 323.39m<sup>2</sup> (about 9.81%) and increase in number of structures as comparing with the last approved application. However, there would be no changes in the planning circumstances, including nature/operation of the proposed use, the physical settings surrounding the application site when comparing with the last approved application. As such, no adverse planning implications by allowing the current application is likely to be anticipated.

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

- 3.3.1 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 **6 previous planning approvals for use being the same as the proposed use** and that **all approval conditions as laid down in the approval of the last approved application (Application No. A/YL-NSW/276) were duly complied with by the Applicant**, the current application is considered fully in line with the aforesaid Guidelines.

### **3.4 The Approved Rezoning Application (No. Y/YL-NSW/3)**

- 3.4.1 On 18.03.2016, an application under section 12A of the Town Planning Ordinance (Cap. 131) (Application No. Y/YL-NSW/3) for rezoning the application site from “OS” zone to “Commercial” (“C”) zone was approved by the Board. While the application was approved by the Board, corresponding amendment to the Current OZP was not pursued during the plan amendment process in 2024, and the application site remained zoned as “OS” under the Current OZP without any changes.

### **3.5 The Current Rezoning Application (No. Y/YL-NSW/9)**

- 3.5.1 On 21.04.2022, a rezoning application (Application No. Y/YL-NSW/9) was submitted to the Board to rezone the application site and adjoining area from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)”. The application has yet to be considered by the Board. Considering that the rezoning application would require a certain processing time for assessment and consideration by the Board and/or relevant Government departments, and the relevant OZP amendment and implementation of the proposal are unlikely to be implemented within the next five years, in this regard, the Applicant wish to continue to utilize the application site with the current approved use for five more years.
- 3.5.2 In view of the above and the fact that planning permission given to the last approved application will expire soon, the Applicant therefore wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of 5 years** such that he can be given opportunity to continue utilising the application site for the proposed use under the circumstances that, save and except the numbers and parameters of some on-site structures, there would be no changes in the nature/operation of the proposed use and the overall physical setting surrounding the application site and that **temporary nature of the current application would not be contrary to the implementation of the rezoning application**.

### **3.6 Town Planning Board Guidelines No. 12C (TPB PG-No. 12C)**

- 3.6.1 The application site falls within the Wetland Buffer Area (WBA) as stipulated in the TPB PG-No. 12C. The intention of the WBA is to protect the ecological integrity of the fishponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological

value of fishponds. Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted.

- 3.6.2 Despite the fact that the application site falls within the WBA, temporary uses are **exempted** from the requirement of ecological impact assessment. According to the TPB PG-No. 12C, *“applications for new open storage or container back-up uses including workshops within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for such uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area”*. Considering that the application site is **located close to Lok Ma Chau crossing** and that the current application is to **continue the same use** in the same site area as previously approved, which does **not involve any pond filling**, it is considered sympathetic consideration could be given.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration and Layout

4.1.1 It is proposed to continue utilising the application site for the proposed use. As compared with the last approved scheme under the last approved application, there will be no significant change in the nature and operation of the current application save and except the numbers and parameters of some on-site structures. The total area of the application site remains approximately 39,000m<sup>2</sup>.

4.1.2 The site configuration and layout are shown in the Indicative Layout Plan per **Figure 4**. As can be seen from **Figure 4**, the application site is sub-divided into four parts of which three parts are for the proposed 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. **Table 3** below encapsulates a comparison between the major development parameters/items of the current application and of the last approved application.

### 4.2 Operation

4.2.1 In order to ensure that no adverse traffic impact or human nuisance will be posed to the surrounding areas, the proposed 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.

### 4.3 Vehicular Access Arrangement

4.3.1 As shown in **Table 3** and **Figure 4**, the application site is sub-divided into four parts of which three parts are for the proposed use whilst **one part is mainly designated as internal vehicular access and waiting area for container vehicles getting in and out of the other three parts**. 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 proposed 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.

#### **4.4 Provision of Existing Landscape Treatment**

- 4.4.1 The approval condition pertaining to landscape as laid down by the Board for the last approved application (No. A/YL-NSW/276) was that (d) existing trees within the site shall be maintained at any times during the approval period. In this regard, it is proposed to maintain existing landscape planting on the application site during the approval period once the current application is approved by the Board as all of these existing trees were planted upon approval granted for the previous planning applications and are still in good and healthy condition. **Illustration 2** demonstrates the current conditions of the existing landscape treatment.

#### **4.5 Provision of Existing Boundary Fencing**

- 4.5.1 Similar to that for the last approval condition concerning boundary fencing as laid down by the Board for the last approved application (No. A/YL-NSW/276) i.e. (e) the boundary fencing along the site shall be maintained at any times during the approval period, the existing boundary fencing within the application site will be continued to be properly maintained during the approval period. Current conditions of the boundary fencing are demonstrated per **Illustration 2**.

#### **4.6 Provision of Existing Drainage Facilities**

- 4.6.1 The Applicant is well committed that, similar to that for the last approval condition concerning drainage facilities as laid down by the Board for the last approved application (No. A/YL-NSW/276) i.e. (f) the drainage facilities implemented under application No. A/YL-NSW/234 shall be maintained at any times during the approval period, the existing drainage provision within the application site will be continued to be properly maintained during the approval period. **Illustration 3** demonstrates the current conditions of the existing drainage facilities.

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Planning Application No. A/YL-NSW/276

Major Parameters/Items	Last Approved Application (No. A/YL-NSW/276)		Current Application		Difference
Site Area (m <sup>2</sup> )	About 39,000		About 39,000		No Change
Covered Area (m <sup>2</sup> )	About 3,071.1 (7.87%)		About 3,277.59 (8.40%)		+206.5 (+6.72%)
Uncovered Area (m <sup>2</sup> )	About 35,928.9 (92.13%)		About 35,722.41 (91.60%)		-206.5 (-0.58%)
Proposed Use(s)	Container Storage Yard		Container Storage Yard		N/A
Ancillary Structure (For Site Office / General Storage Uses / Meter Room/ Water Tank)	Structure	Floor Area (m <sup>2</sup> ) (About)	Structure	Floor Area (m <sup>2</sup> ) (About)	N/A
	A N/A*, 5.5m(h) (2-storey)	444.8 (222.4 x 2)	A N/A*, 5.5m(h) (2-storey)	444.8 (222.4 x 2)	
	B N/A*, 2.6m(h) (1-storey)	70.0	B N/A*, 2.6m(h) (1-storey)	70.0	
	C 14m(l) x 28.5m(w) x 6m(h) (1-storey)	399	C1 1.5m(l) x 1.5m(w) x 2m(h) (1-storey)	2.25	
			C2 1.5m(l) x 1.5m(w) x 2m(h) (1-storey)	2.25	
			C3 1.8m(l) x 1.8m(w) x 1.5m(h) (1-storey)	3.24	
			C4 1.5m(l) x 1.5m(w) x 2m(h) (1-storey)	2.25	
	D N/A*, 5.2m(h) (1-storey)	327.5	D N/A*, 5.2m(h) (1-storey)	327.5	
	E 11.5m(l) x 20.4m(w) x 6m(h) (1-storey)	234.6	E 11.5m(l) x 20.4m(w) x 6m(h) (1-storey)	234.6	
	F 18.1m(l) x 15.3m(w) x 6m(h) (1-storey)	276.9	F 18.1m(l) x 15.3m(w) x 6m(h) (1-storey)	276.9	
	G 12.2m(l) x 2.4m(w) x 2.6m(h) (1-storey)	29.3	G 19m(l) x 7.5m(w) x 6m(h) (1-storey)	142.5	
	H 27.0m(l) x 18.7m(w) x 5.2m(h) (1-storey)	504.9	H 12m(l) x 16m(w) x 6m(h) (1-storey)	192	
	I 22.1m(l) x 18.7m(w) x 5.2m(h) (1-storey)	413.3	I 12m(l) x 16m(w) x 6m(h) (1-storey)	192	
	J 12.2m(l) x 4.8m(w) x 2.6m(h) (1-storey)	58.6	J1 N/A*, 2.6m(h) (1-storey)	142.9	
			J2 4m(l) x 2m(w) x 2.6m(h) (1-storey)	8	
			J3 3m(l) x 2m(w) x 2.6m(h) (1-storey)	6	
	K 24.3m(l) x 22m(w) x 5m(h) (1-storey)	534.6	K 24.3m(l) x 22m(w) x 5m(h) (1-storey)	534.6	

Major Parameters/Items	Last Approved Application (No. A/YL-NSW/276)	Current Application		Difference
		L 27.0m(l) x 18.7m(w) x 5.2m(h) (1-storey)	504.9	
		M 22.1m(l) x 18.7m(w) x 5.2m(h) (1-storey)	413.3	
Total No. of Structures	11	18		+7 (+63.63%)
Total Floor Area (m <sup>2</sup> )	About 3,293.5	About 3,500		+206.5 (+6.26%)
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

Note:

N/A\* Dimension of Structure not applicable due to irregular shape

## 5. PLANNING JUSTIFICATIONS

### 5.1 Fully in Line with Planning Intention of “OS” zone

- 5.1.1 According to the Current OZP, the application site currently falls within an area zoned “OS” of which the planning intention is *‘primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses which cannot be accommodated in conventional godown premises.’* In view of this, allowing the proposed use within the application site is considered fully in line with the planning intention of “OS” zone.

### 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 6 previous planning approvals for use being the same as the proposed use and that all approval conditions as laid down in the approval of the last approved application (Application No. A/YL-NSW/276) were duly complied with by the Applicant, the current application is considered fully in line with the aforesaid Guidelines.

### 5.3 Application Site is Subject to Previous Planning Approvals for the Same Use

- 5.3.1 The application site is subject to 6 previous planning approvals (Applications No. A/YL-NSW/2, 70, 158, 194, 234 and 276) for use being the same as the proposed use. Approvals granted for the previous applications implied that the proposed use at the application site on a temporary basis is considered not incompatible with the planning intention of “OS” zone and the approval of the current application would not set an undesirable precedent.

### 5.4 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approval

- 5.4.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the previously approved planning applications. Apart from the fact that there would be no changes in the nature/operation of the proposed use, there has also been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all approval planning conditions as laid down in the previous approval within specified time limits.

## **5.5 No Adverse Infrastructural nor Environmental Impacts**

- 5.5.1 There will be no changes in terms of the nature of the proposed use and operation hours. More importantly, the existing boundary fencing, drainage provision and landscape treatment would continue to be properly maintained all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts would be envisaged should approval for the current application be re-granted by the Board.

## **5.6 The Current Application Being Not Contrary to the Rezoning Application**

- 5.6.1 On 18.03.2016, an application under section 12A of the Town Planning Ordinance (Cap. 131) (Application No. Y/YL-NSW/3) for rezoning the application site from “OS” zone to “Commercial” (“C”) zone was approved by the Board. While the application was approved by the Board, corresponding amendment to the Current OZP was not pursued during the plan amendment process in 2024, and the application site remained zoned as “OS” under the Current OZP without any changes.
- 5.6.2 On 21.04.2022, a rezoning application (Application No. Y/YL-NSW/9) was submitted to the Board to rezone the application site and adjoining area from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)”. The application has yet to be considered by the Board. Considering that the rezoning application would require a certain processing time for assessment and consideration by the Board and/or relevant Government departments, and the relevant OZP amendment and implementation of the proposal are unlikely to be implemented within the next five years, in this regard, the Applicant wish to continue to utilize the application site with the current approved use for five more years.
- 5.6.3 In view of the above and that planning permission given to the last approved application will expire soon, the Applicant therefore wishes to seek planning permission again from the Board for the proposed use on a temporary basis of five years such that he can be given opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the planning circumstances including nature/operation of the proposed use and the overall physical setting surrounding the application site and that temporary nature of the current application would not be contrary to the implementation of the rezoning application. Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of less than five years, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed uses is further allowed or not. It is therefore in this connection, the temporary nature of the proposed uses would not in any sense pose any constraint to jeopardize nor pre-empt the future implementation of the development proposal of the application site.

## 6. CONCLUSION

- 6.1.1 Pursuant to section 16 of the TPO (Cap. 131), this Planning Statement is submitted to the Board in support the current application for the proposed use, i.e. Temporary Container Storage Yard for a Period of 5 Years, at the application site, Lot 1743 S.C RP in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application site is subject to six approved previous applications for the same 'Container Storage Yard' use and currently falls within an area zoned "OS" on the Current OZP. The Applicant wishes to reapply for a planning permission from the Board owing to the fact that the latest planning permission from the Board under planning application (No. A/YL-NSW/276) approved on 20.03.2020 will lapse on 20.03.2025 such that he can be given opportunity to continue utilising the application site for the proposed use under the circumstances that, save and except the numbers and parameters of some on-site structures, there would be no changes in the nature/operation of the proposed use and the overall physical setting surrounding the application site.
- 6.1.3 As detailed in throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *It will be fully in line with the planning intention of "OS" zone which is primarily intended for open storage uses;*
  - (b) *It 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;*
  - (c) *The application site is subject to six previous planning approvals;*
  - (d) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
  - (e) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the proposed use and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and*
  - (f) *The temporary nature of the current application would not be contrary to the current rezoning application (No. Y/YL-NSW/9). Considering the rezoning application would require a certain processing time for assessment and consideration by the Board and/or relevant Government departments and the relevant OZP amendment and implementation of the proposal are unlikely to be implemented within the next five years.*
- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of five years.



Date : 8<sup>th</sup> January, 2025  
Our Ref. : ADCL/PLG-10306/L002

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 Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories (No. A/YL-NSW/338)**

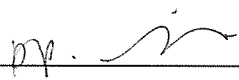
We refer to our submission dated 13.12.2024 (Ref.: ADCL/PLG-10306/L001), we would like provide the following item for your onward processing:-

- i. Replacement page of the Planning Statement.

It is clarified that the covered area is about 3,277.59m<sup>2</sup>, and site coverage is about 8.40%.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,  
Aikon Development Consultancy Limited

  
Encl.  
c.c. Client

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

1. The relevant assessment criteria for areas fall within the Wetland Buffer Area (WBA) are summarised as follows:
  - (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
  - (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; and
  - (c) Applications for new open storage or container back-up uses including workshops within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for such uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

**Relevant Extracts of Town Planning Board Guidelines for**  
**Application for Open Storage and Port Back-up Uses**  
**(TPB PG-No.13G)**

1. 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 “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.

**Relevant Extracts of Town Planning Board Guidelines on  
'Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development'  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Application covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-NSW/2	Proposed Container Storage Yard	19.8.1994 [Partially approved by the Committee on a temporary basis for 3 years]  30.12.1994 [Partially approved by the Board 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
A/YL-NSW/158	Container Storage Yard	4.3.2005 [Partially Approved by the Committee on a temporary basis for 5 years]  17.6.2005 [Partially Approved by the Board upon review for revising the operation time and imposing stacking height requirements to the south-western and north-western boundaries of the application site on a temporary basis for 5 years]
A/YL-NSW/194	Renewal of Planning Approval for Temporary Container Storage Yard for a Period of Five Years	12.2.2010
A/YL-NSW/234	Temporary Container Storage Yard for a Period of Five Years	6.2.2015
A/YL-NSW/276	Temporary Container Storage Yard for a Period of Five Years	20.3.2020

-

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/DPA/YL-NSW/18	Proposed Container Storage Yard	13.5.1994 [Rejected in S.17 review]	(1), (2) and (3)

**Rejection Reasons**

- (1) the proposed development would be affected by the imminent implementation of the proposed Route 3 (Country Park Section) project;
- (2) 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 minimize such impacts; and
- (3) 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.

**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 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 (STW) No. 2788 for the purpose of “Ancillary Use to Container Storage Yard”; and
- if the planning application is approved, the STW holder(s) will need to apply to his office for modification of the 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.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; 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 perspective; and
- advisory comments are in **Appendix V**.

**3. Drainage**

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

- no objection in principle to the application;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-NSW/276; and to submit records of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- advisory comments are in **Appendix V**.

#### 4. **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**.

#### 5. **Environmental**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- one complaint regarding noise pollution and two complaints regarding air pollution were received by the Environmental Protection Department in the past three years which were all classified as non-substantiated cases;
- there was no substantiated environmental complaint concerning the Site received by the Environmental Protection Department in the past three years; and
- advisory comments are in **Appendix V**.

#### 6. **Building Matter**

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

- no comment on the application;
- no record of approval granted by the Building Authority for the existing structure at the Site; and
- advisory comments are in **Appendix V**.

#### 7. **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 locals upon close of consultation.

#### 8. **Other Departments**

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

- Project Manager (West), CEDD;
- Chief Engineer/Railway Development 1-1, HyD;

- Chief Engineer/Construction, Water Supplies Department;
- Chief Town Planner/Urban Design and Landscape, Planning Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the STW holder(s) will need to apply to his office for modification of the 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 proposed 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 comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Castle Peak Road – Tam Mi, including the local track; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - the applicant is advised on the following comments on the submitted photo records:
    - i. the photo record should cover all drainage facilities along the whole application site, including the final discharge point; and
    - ii. the applicant is advised to carry out necessary clearance works for the channels;
- (f) to note the comments of the Director of Fire Services that:
  - the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;

- the applicant is also advised on the following points:
    - iii. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - iv. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department;
  - the applicant is advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
  - the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - the applicant is advised to meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- if the existing structures (not being a New Territories Exempted House) are 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 captioned application;
  - for UBW erected on leased land, enforcement action may be taken by the 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;
  - 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised 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; and
  - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted

development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (i) 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, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable or overhead line within or in the vicinity of the Site. They 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.



Date : 17<sup>th</sup> February, 2025  
Our Ref. : ADCL/PLG-10306/L004

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 Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories  
(No. A/YL-NSW/338)**

We refer to the latest comments from Environmental Protection Department and Planning Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

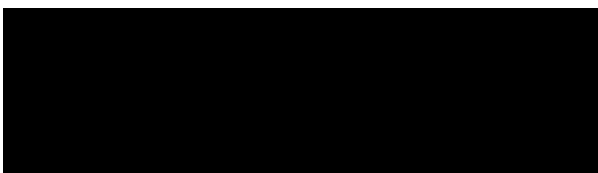
We would like to confirm that no dangerous goods will be stored and no repairing, assembling, dismantling or workshop activities will be carried out at the application site, and no vehicle is allowed to queue back to or reverse onto/from public road at all times.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

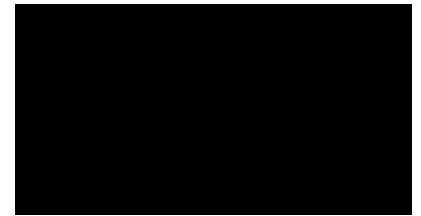
Yours faithfully,  
Aikon Development Consultancy Limited



Encl.  
cc. Client



Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	4.2.2025	Please clarify what type(s) of vehicle(s) would be involved in the proposed use and numbers of vehicle(s)	<p>Container vehicles will be used to support the existing use as a Temporary Container Storage Yard, with approximately 40 vehicles involved.</p> <p>It should be noted that the application site has been subject to 6 previously approved applications (No. A/YL-NSW/2, 70, 158, 194, 234 and 276) for the same purpose since 1994 and the application site falls within an area zoned "Open Storage" which is intended for similar open storage uses. The applicant has effectively managed the application site and implemented appropriate management measures. According to the applicant, there have been no adverse environmental impacts throughout the operation of the temporary container storage yard since 1994. Hence, it is not anticipated that significant environmental impacts would occur should the current application be approved and the application site be allowed to continue to be utilised as temporary container storage yard.</p>



Date : 20<sup>th</sup> February, 2025  
Our Ref. : ADCL/PLG-10306/L005

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 Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories  
(No. A/YL-NSW/338)**

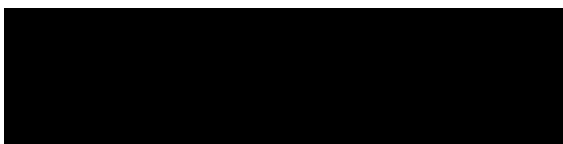
We refer to the comments from the Planning Department, we would like to clarify that fencing are provided on four sides of the application site and the existing solid barrier wall along the western and north-western boundary of the application site is 3m in height.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,  
Aikon Development Consultancy Limited

A handwritten signature in blue ink, followed by a horizontal line and a circular blue ink stamp. The stamp contains the text "Development Consultancy Limited" and "Aikon Development Consultancy Limited" in English, and "發展顧問有限公司" in Chinese.

Encl.  
cc. Client





Date : 20<sup>th</sup> February, 2025  
Our Ref. : ADCL/PLG-10306/L006

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 Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories  
(No. A/YL-NSW/338)**

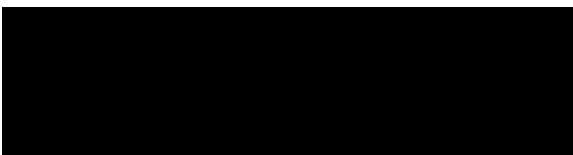
We refer to the latest comments from the Transport Department dated 20.2.2025 and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,  
Aikon Development Consultancy Limited

A handwritten signature in blue ink, followed by a circular blue stamp. The stamp contains the text "Development Consultancy Limited" and "Aikon Development Consultancy Limited" in English, and "毅勤發展顧問有限公司" in Chinese.

Encl.  
cc. Client



Department	Date	Comments	Responses to Departmental Comments
Transport Department	20.2.2025	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road - Tam Mi and the local access.	<p>The application site has been subject to 6 previously approved applications (No. A/YL-NSW/2, 70, 158, 194, 234 and 276) for the same purpose since 1994 and the application site falls within an area zoned "Open Storage" which is intended for similar open storage uses.</p> <p>A Traffic Impact Assessment (TIA) was conducted for the current use in compliance with the relevant approval conditions of the previous approved application No. A/YL-NSW/194, which was approved on 12.02.2010. No adverse traffic impact to Castle Peak Road - Tam Mi and the local access was anticipated. The traffic arrangements proposed in the TIA have been implemented and continue to be in effect. It should also be noted that the container vehicles will not stay in the application site after delivering the containers but leave immediately after unloading. With sufficient spaces within the application site, it is considered acceptable and no adverse traffic impact will be induced. Since the current application seeks to renew the planning approval and maintain existing operations and traffic arrangements, it is anticipated that there will be no adverse impact on Castle Peak Road - Tam Mi and local access. The applicant is committed to effectively managing operations to prevent any negative traffic impacts resulting from existing activities.</p> <p>According to the approved TIA for the compliance of relevant approval conditions of the previous approved application No. A/YL-NSW/194, the traffic volume (combined two-way) was approximately 180 and 135 passenger car units in the AM and PM peak hour respectively. Considering there has been no significant change in the operation and layout, the trip generation and attraction are anticipated to remain unchanged.</p>