



Section 16 Planning Application

Proposed Temporary Warehouse
(Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3
Years

Lots 1309 S.B ss.3 and 1313 RP in D.D.
78 and adjoining Government Land, Ta
Kwu Ling North, New Territories

Planning Statement

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EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories (hereinafter referred to “the application site”). The application site has a total area of about 460m² (including 111m² of Government Land). 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 falls within an area zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The current application intends to facilitate the relocation of existing business operations affected by the Hung Shui Kiu and Ha Tsuen New Development Area. This relocation aims to ensure operational continuity;*
- (b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (c) the application site is subject to a previous planning approval and the current application involves no substantial change to site configuration;*
- (d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “REC” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
- (f) the applied use will not set an undesirable precedent as there are similar applications are identified in the close vicinity of the application site.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

此規劃報告書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」），作擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界打鼓嶺北丈量約份第 78 約地段第 1309 號 B 分段第 3 小分段及第 1313 號餘段和毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 460 平方米（包括 111 平方米的政府土地）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2016 年 5 月 13 日刊憲公佈的打鼓嶺北分區計劃大綱核准圖（編號：S/NE-TKLN/2）內被劃為「康樂」地帶。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 該申請是為了協助遷移受洪水橋 / 厦村新發展區影響的現有營運。此搬遷旨在確保營運的連續性；
- (二) 申請用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
- (三) 申請用地先前已獲規劃批准，且該申請不會對用地配置造成重大改變；
- (四) 申請用途為臨時用途。申請用途不會妨礙落實大綱核准圖中「康樂」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (五) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (六) 考慮到附近已有類似該申請的規劃申請獲批准，申請用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請作為期三年擬議用途。

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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 **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, 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.
- 1.1.2 The application site with a site area of about 460m² (including 111m² of Government Land), falls within an area zoned “Recreation (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the applied use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Lok Sheng Engineering Company Limited* (hereafter referred to as “the Applicant”), *Man Chi Consultants and Construction Limited* have been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The current application serves to support a relocation of existing brownfield operation affected by the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development. The affected operation involves a warehouse for construction materials with ancillary facilities (hereinafter referred to as “the Existing Operations”). Immediate relocation is required to ensure operational continuity.
- 1.2.2 The location of the Existing Operations is illustrated in **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Warehouse (Excluding Dangerous Goods Godown)	Lot Nos 986 RP (Part) 991 RP and 995 in D.D.124	About 300 m ²
Total:			About 300m ²

- 1.2.3 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location (including sites in Hung Shui Kiu and Ta Kwu Ling), evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.4 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The application site is a hard paved land and is vacant with temporary structures. Given that the surrounding areas are observed with similar relocated operations, with planning approval granted in recent years, it has been identified as the optimal location for the relocation of the Existing Operations.
- 1.2.5 The application site involving an area of about 460m² for the relocation is considered reasonable and proportionate to the affected operation (about 300m²). The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirement.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:
- (a) *To fully utilise the land resources falling within “REC” zone for temporary uses without hindering the long-term planning intention of “REC” zone; and*
 - (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. 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 The application site has an area of about 460m² (including about 111m² of Government land. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is located to the west of the Lin Ma Hang Road and Heung Yuen Wai Highway in Ta Kwu Ling North, and adjacent to the Chuk Yuen (South) Sewerage Pumping Station. The application site is abutting a local track connecting Lin Ma Hang Road which joins with Lin Chuk Road and Heung Yuen Wai Highway.
- 2.1.3 The application site currently is flat and hard paved, comprising some temporary structures.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly semi-rural in character. To the north and west of the application site is the Frontier Closed Area. To the further north of the application site is the Heung Yuen Wai Control Point. To the south of the application site are brownfield sites utilising site as warehouse and open storage, which are approved with conditions under planning application no. A/NE-TKLN/114 and A/NE-TKLN/85 on 13.3.2026 and 20.9.2024 respectively. To the east of the application site is the local track, Lin Ma Hang Road and Heung Yuen Wai Highway. To the further east across the Lin Ma Hang Road and Heung Yuen Wai Highway are residential cluster of the Chuk Yuen Tsuen, temporary structures, agricultural land and vacant land.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned “REC” on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, the planning intention of the “REC” zone is *“primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.”*
- 3.1.2 As stipulated in the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

- 3.2.1 The application site is subject to a previous application (No.A/NE-TKLN/63) for ‘Proposed Temporary Private Club for a Period of 5 Years’, which was approved by the Board on 1.3.2024.

3.3 Similar Planning Applications

- 3.3.1 As tabulated in **Table 2**, there are similar applications for applying for the same/similar use within the “REC” zone on the same OZP. Allowing the current application should not induce undesirable precedent.

Table 2: Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	Approved with condition(s) on a temporary basis on 20.9.2024
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	Approved with condition(s) on a temporary basis on 20.9.2024
A/NE-TKLN/89	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 2.5.2025

Application No.	Proposed Use(s)	Decisions
A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.2.2025
A/NE-TKLN/103	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 7.11.2025
A/NE-TKLN/105	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.12.2025
A/NE-TKLN/107	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.12.2025
A/NE-TKLN/114	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 13.3.2026
A/NE-TKLN/116	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	Approved with condition(s) on a temporary basis on 6.2.2026
A/NE-TKLN/118	Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.3.2026
A/NE-TKLN/117	Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 6.2.2026

3.3.2 There are some similar applications approved for warehouse, open storage use and logistic centre in close proximity to the application site, which scales are larger than the application site's. It is considered that the proposed use should induce no significant impact and approving the current application will not set an undesirable precedent.

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

3.4.1 The application site entirely falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

3.4.2 According to the TPB PG-No.13G, "Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic

consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years”.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 460m² (including about 111m² of Government land). The application site is accessible via an ingress/egress point (in about 6m) located at the eastern boundary, which is connected to a local track leading to Lin Ma Hang Road (**Figure 1** refers).
- 4.1.2 The proposed development includes three single-storey temporary structures (with maximum height of 6m), providing a total gross floor area of about 195m² for warehouse, ancillary toilet and guard kiosk. Within the application site, there is provision of one parking space for private cars, and 1 L/UL bay for light goods vehicles (LGV) and the remaining uncovered area within the application site would be served as circulation/manoeuvring space. The key development parameters for the applied use are detailed in **Table 3** and **Table 4**.
- 4.1.3 The application site is intended for storage of construction materials within proposed warehouse. The construction materials stored would be non-polluted and non-dangerous in nature and will remain stationary at all times. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the applied use are from 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays. A fenced wall would be erected along the application site boundary to minimize any nuisance to the surrounding areas.
- 4.1.4 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 3: Key Development Parameters

Applied Use	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years
Operation Hours	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 460m ² (including about 111 m ² of Government land)
Covered Area	About 195m ² (About 42%)
Uncovered Area	About 265m ² (About 58%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	 3 1 6m About 195m ²
Ingress/Egress	6m-Wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	 1
No. of Loading/Unloading (L/UL) Bays LGV (7m(L) x 3.5m(W))	 1

Table 4: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
S1	Warehouse	166m ²	1	6m
S2	Ancillary Toilet	25m ²	1	3m
S3	Guard Kiosk	4m ²	1	3m
	Total	195m ²		

4.1.5 The application site can be accessed via local track leading to Lin Ma Hang Road. A 6m-wide ingress/egress point will be provided along the eastern boundary of the application site. Within the application site, one parking space for private cars and one L/UL bay for LGV would be provided. LGV will be utilized for the transportation of construction materials to and from the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local access road. Since the application site will be designated solely for warehouse for storage of construction materials purposes, advanced arrangement could be made and only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 5** below.

4.1.6 Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:

- Traffic regulator will be deployed near the access of the subject site to conduct

- traffic control to ensure no queuing of vehicles outside the application site;
- All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
- Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

Table 5: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	1	3
Trips at PM peak per hour (17:00 – 17:30)	0	1	1	1	3

4.2 Landscape and Visual Consideration

- 1.1.1 Given that the application site is currently hard paved. Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. The application site has been fenced off to prevent direct visual contact from outside, hence, it is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.3 Environmental Consideration

- 4.3.1 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.
- 4.3.2 There is provision of toilet facilities within the application site which septic tank and soakaway system are proposed for the collection, treatment and disposal of sewage. The proposed septic tank and soakaway system will strictly comply with the Environmental Protection Department's Practice Note for Professional Persons (ProPECC PN 5/93) and will be built within the lot boundaries to prevent any adverse impacts on the surrounding area. If it is further required and considered essential, the Applicant will submit and further implement the sewage proposal by way of approval condition(s).

4.4 Provision of Drainage Facilities

- 4.4.1 The application site is hard-paved, given that there will be no significant alteration to the site conditions. An existing manhole can be found some 30m to the north of the application site. The site is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.

5 PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by Government Project

- 5.1.1 The current application intends to facilitate the relocation of existing business operations affected by the Hung Shui Kiu and Ha Tsuen New Development Area. The original site has been resumed by the Government, necessitating the urgent relocation and rearrangement of the Existing Operations. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, utilizing vacant land surrounded by relocated operations of similar nature, has been identified as the most suitable location to maintain operational continuity. The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption.

5.2 Not Incompatible with Surrounding Land Uses

- 5.2.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storage, warehouses, temporary structures, tree clusters and vegetated areas. The proposed use is therefore not considered to be incompatible with the land uses of the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximization without giving rise to detrimental impacts on the surrounding areas.

5.3 No Substantial Change to Site Condition

- 5.3.1 The application site is subject to a previous approval for private club purposes, and the Applicant intends to make use of existing configuration with minor modification. The current application involves no substantial change to site configuration.

5.4 Not Jeopardizing the Planning Intention of “REC” Zone

- 5.4.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “REC” zone may hardly be materialized in short term. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use. The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “REC” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.5 No Adverse Traffic Impacts

- 5.5.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.

5.6 No Adverse Environmental Impact

- 5.6.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.
- 5.6.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.7 No Adverse Drainage Impact

- 5.7.1 The application site is currently paved. An existing manhole can be found some 30m to the north of the application site. The site is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.

5.8 Not Setting an Undesirable Precedent

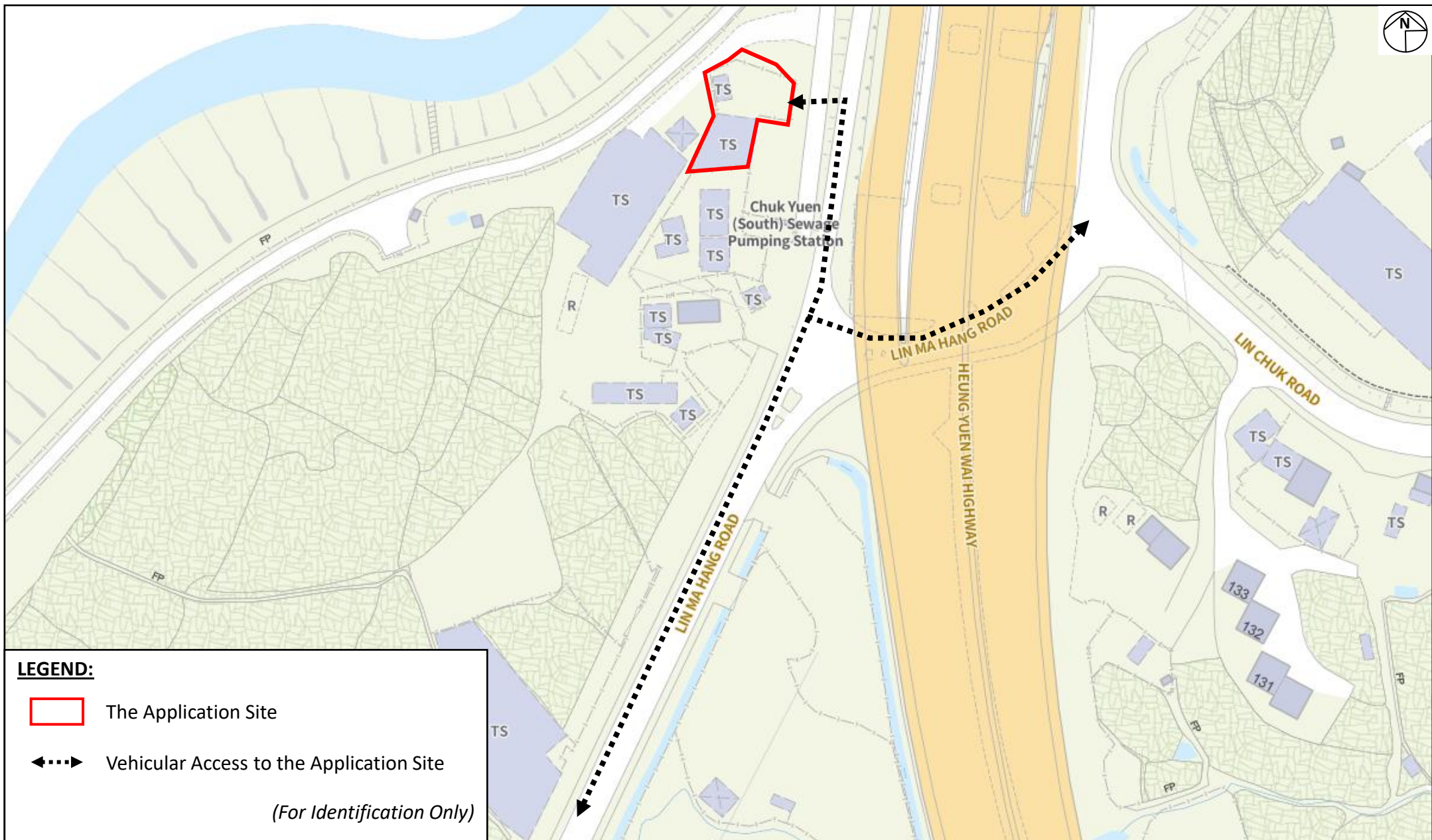
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the applied use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the applied use to facilitate consideration by the Board.
- 6.1.2 The application site falls with an area zoned “REC” on Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) The current application intends to facilitate the relocation of existing business operations affected by the Hung Shui Kiu and Ha Tsuen New Development Area. This relocation aims to ensure operational continuity;*
 - (b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (c) the application site is subject to a previous planning approval and the current application involves no substantial change to site configuration;*
 - (d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “REC” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
 - (f) the applied use will not set an undesirable precedent as there are similar applications are identified in the close vicinity of the application site.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000157997_0001)
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Figure 4	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Location Plan

Figure:

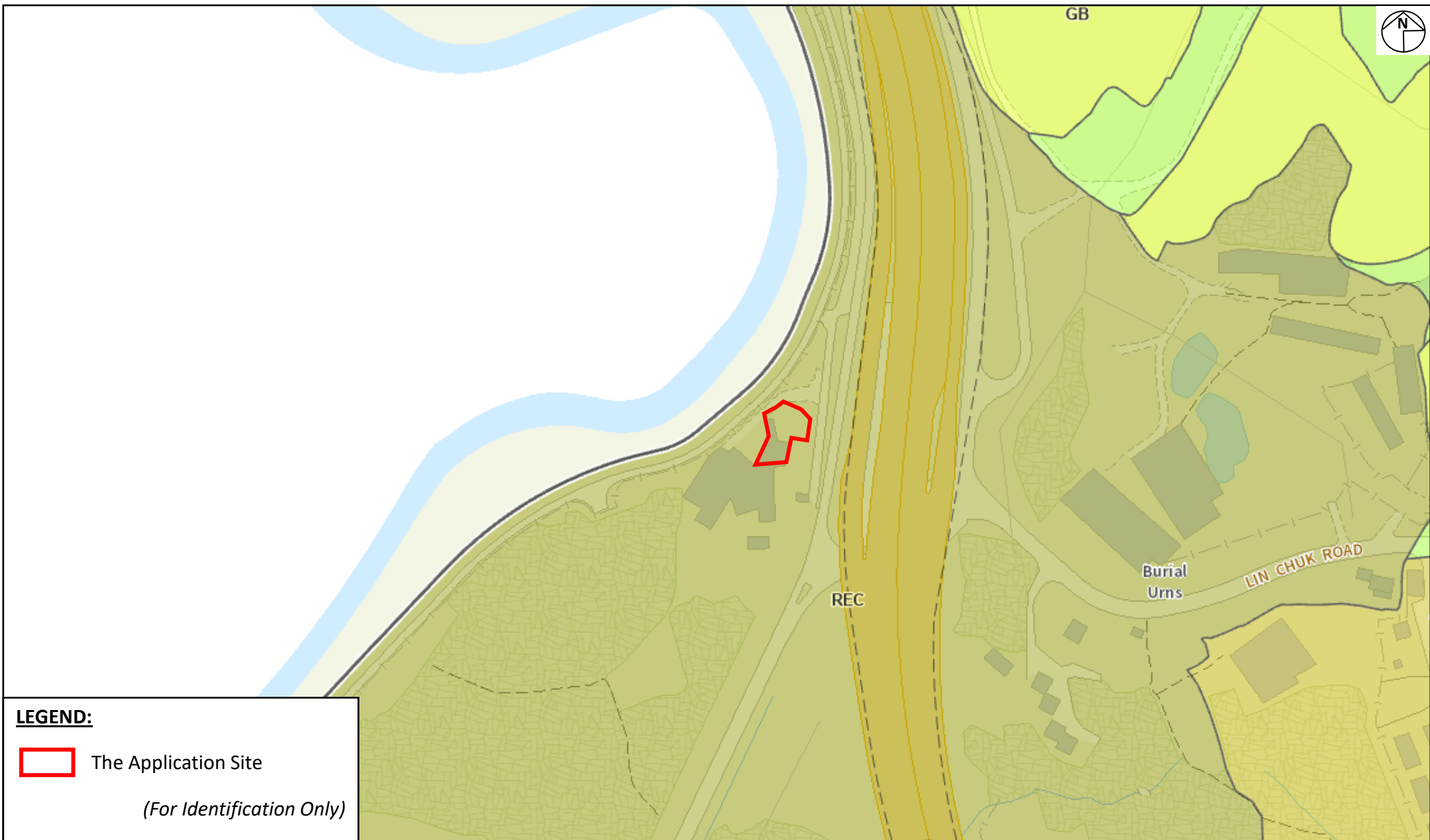
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Date:

Jun 2026



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

Ref.: ADCL/PLG-10352/R001/F003

Figure:

3

Scale:

Not to Scale

Date:

Jun 2026

MC Man Chi
Consultants And Construction Limited

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	460 m ² (About)
COVERED AREA	:	195 m ² (About)
UNCOVERED AREA	:	265 m ² (About)
TOTAL FLOOR AREA	:	195 m ² (About)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	1 Nos. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV)	:	1 Nos. (7 M(L) X 3.5 M(W))

STRUCTURE

S1	Warehouse
S2	Ancillary Toilet
S3	Guard Kiosk
	Total

USES

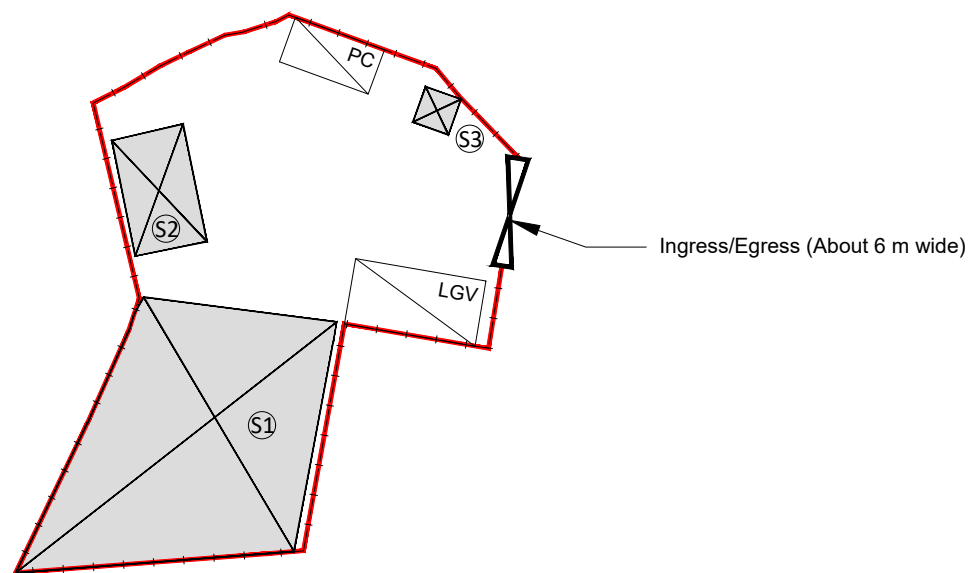
Warehouse
Ancillary Toilet
Guard Kiosk
Total

FLOOR AREA

166 m ² (About)
25 m ² (About)
4 m ² (About)
195 m ² (About)

BUILDING HEIGHT

6m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)



LEGEND

	Application Site Boundary
	Boundary Fencing of Not More Than 2.5m
	Structure
	Parking Space (Private Car)
	Loading and Unloading Bay (LGV)
	Ingress/Egress (About 6m Wide)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

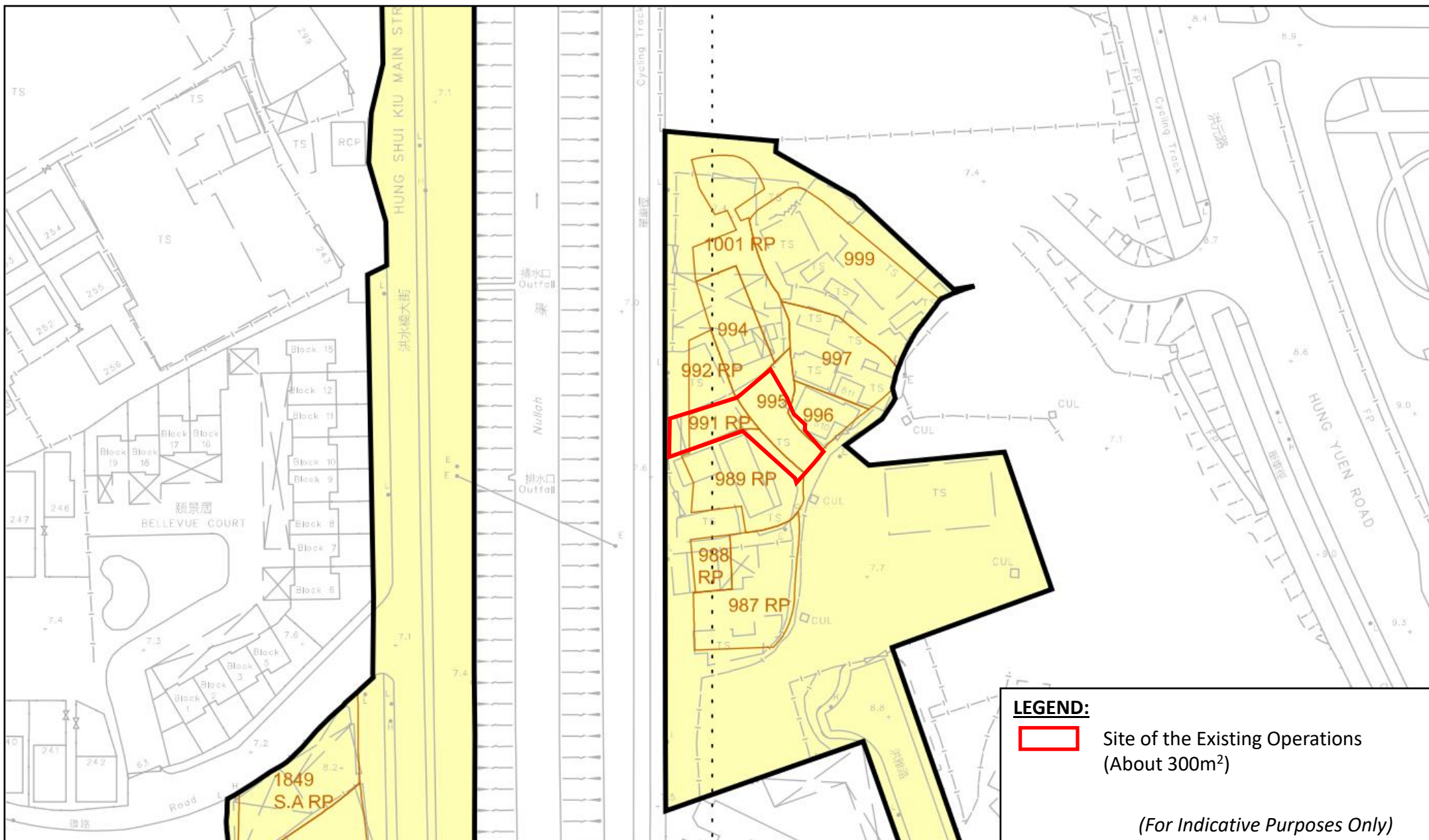
Date:

Jun 2026

Ref.: ADCL/PLG-10352/R001/F004

Illustration 1

Indicative Plan Showing the Location of Existing Operations



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Indicative Plan Showing the Location of Existing Operations

Illustration:
1

Scale:
Not to Scale

Date:
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