



Section 16 Planning Application

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

Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories

Planning Statement

Prepared by
Aikon Development Consultancy Limited

June 2025

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 Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, 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 consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.03.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the proposed use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (b) the proposed use falls under Category 2 areas as per the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (c) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (d) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
- (e) the proposed use will not set an undesirable precedent as 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 the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時露天存放建築材料及機械連附屬設施及相關填土工程（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界打鼓嶺丈量約份第 82 約地段第 1088 號 B 分段（部分）及第 1110 號 B 分段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據 2010 年 3 月 12 日刊憲之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（以下簡稱為「大綱核准圖」），申請地點坐落於「農業」地帶。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- (一) 擬議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；
- (二) 根據城市規劃委員會指引(TPB PG-No. 13G)，擬議用途屬於第二類地區；
- (三) 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」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；
- (四) 預計擬議用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (五) 考慮到附近已有類似該申請的規劃申請獲批准，擬議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，敬希城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Objectives	3
1.3 Structure of the Planning Statement	4
2. SITE PROFILE	5
2.1 Location and Current Conditions of the Application Site	5
2.2 Surrounding Land-use and Characteristics	5
3. PLANNING CONTEXT	6
3.1 Statutory Planning Context	6
3.2 Previous Application	6
3.3 Similar Applications	6
3.4 Town Planning Board Guidelines (TPB PG-No. 13G)	8
4. THE DEVELOPMENT PROPOSAL	10
4.1 Site Configuration and Layout	10
4.2 Traffic Considerations	11
4.3 Landscape and Visual Consideration	12
4.4 Environmental Consideration	12
4.5 Provision of Drainage Facilities	12
5. PLANNING JUSTIFICATIONS	12
5.1 Compatible with Land Uses of the Surrounding Areas	13
5.2 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)	13
5.3 Not Jeopardizing the Planning Intention of “AGR” Zone	13
5.4 No Adverse Traffic, Landscape, Visual, Environmental nor Infrastructural Impacts	14
5.5 Not Setting an Undesirable Precedent	14
6. CONCLUSION	15

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000124598_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Proposed Land Filling
Figure 5	Indicative Layout Plan

List of Illustration

Illustration 1	Existing Condition of the Application Site and the Surrounding Areas
----------------	--

List of Tables

Table 1	Previous Planning Applications
Table 2	Similar Planning Applications in the Past Five Years
Table 3	Proposed Key Development Parameters
Table 4	Estimated Trip Generation/Attraction

1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (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 Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The application site has an area of about 1,991m². This 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 location of the application site is shown in **Figure 1**. **Figure 2** indicates the relevant private lots in which the application site involves.

1.1.2 The application site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). 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...”. The Remarks of “AGR” zone of the Current OZP also stated “...any filling of land shall not be undertaken...without the permission from the Town Planning Board...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.

1.1.3 Prepared on behalf of *LUCK GREAT GLOBAL PROPERTY LIMITED* (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

1.2 Objectives

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

- (a) *To fully utilise the land resources falling within “AGR” zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long-term planning intention of “AGR” zone; and*
- (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

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** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is accessible via a local track leading to Ping Che Road and is divided into two portions (i.e. the eastern and western portions). The application site is largely paved, contains some vegetation, and has several temporary structures erected. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

2.1.2 The application site involves two private lots (i.e., Lots 1088 S.B and 1110 S.B in D.D. 82). The southern portions of these private lot areas are excluded from the application site to preserve existing access (**Figure 2** refers). The northern part of Lot 1088 S.B is included to effectively utilize an underutilized area owned by the applicant (**Illustration 1** refers) and allow management of the land efficiently while addressing any potential flooding concerns.

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are of rural character mainly comprising warehouses, open storage yards, hobby farm, domestic structures and vacant land.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “AGR” zone is intended primarily to ‘*retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose*’. It is also intended to “*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”.

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...*”. The Remarks of “AGR” zone of the Current OZP also stated “*...any filling of land shall not be undertaken...without the permission from the Town Planning Board...*”. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The western portion of the application site is subject to three previous applications (No. A/NE-TKL/598, A/NE-TKL/661 and A/NE-TKL/741).

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/598	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (19.10.2018)
A/NE-TKL/661	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (10.09.2021)
A/NE-TKL/741	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (16.02.2024)

3.3 Similar Applications

3.3.1 In the past five years, there are similar applications for similar uses within the “AGR” zone(s) on the Ping Che and Ta Kwu Ling Outline Zoning Plan. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (09/07/2021)
A/NE-TKL/672	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (09/07/2021)
A/NE-TKL/674	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (23/07/2021)
A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (23/09/2022)
A/NE-TKL/734	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (11/08/2023)
A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (27/10/2023)
A/NE-TKL/743	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (19/04/2024)
A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (05/04/2024)
A/NE-TKL/745	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (15/03/2024)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (15/03/2024)
A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of Three Years	"AGR"	Approved with condition(s) on a temporary basis (05/07/2024)
A/NE-TKL/761	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (22/11/2024)
A/NE-TKL/762	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (02/08/2024)
A/NE-TKL/763	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (04/10/2024)
A/NE-TKL/764	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (02/08/2024)
A/NE-TKL/765	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (16/08/2024)
A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (14/03/2025)
A/NE-TKL/786	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (24/01/2025)

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

3.4.1 The application site entirely falls under Category 2 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 2 are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have 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 1,991m² and is divided into two portions. The eastern portion covers about 1,664 m², while the western portion encompasses approximately 327 m².
- 4.1.2 A total of about 873m² of the application site (about 44%) is intended for open storage of construction materials (i.e. scaffold, bricks, tiles, column, screws, etc.) and machinery (i.e. tamping rammer, generator, elevated platform, etc.), with no dangerous goods will be stored at the application site. A single-storey temporary structure, with a maximum height of 3.5m (1-storey), is proposed at the eastern portion of the application site, providing a gross floor area (GFA) of about 220m² for the ancillary office.
- 4.1.3 The remaining uncovered area would be served as circulation/manoeuvring space and provision of 2 parking spaces for private cars, 1 loading and unloading (L/UL) bay for light goods vehicles (LGVs) and 1 L/UL bays for medium/heavy goods vehicles (M/HGVs). The Indicative Layout Plan is shown in **Figure 5** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.4 The operation hours are between 8:00 a.m. and 7:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. A 2.5m high solid metal wall will be erected along the application site boundary to minimize nuisance to the surrounding areas.
- 4.1.5 A majority part of the application site has been paved with concrete, nevertheless, filling of land is proposed for feasible traffic flow and heavy vehicle access as well as aligning with the levels of the adjoining access road. The extent of the land filling area has been kept to minimal to meet the operational need. The ground level of the eastern portion and western portion are proposed to be raised to +10.0mPD and +9.4mPD respectively. The entire application site will be filled with concrete, with depth not more than 0.7m. (**Figure 4** refers).
- 4.1.6 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

Proposed Use	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 8:00a.m. to 7:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	1,991m ²
Eastern Portion	1,664m ²
Western Portion	327m ²
Covered Area	About 220m ² (About 11%)
Uncovered Area	About 1,771m ² (About 89%)
Open Storage Area	About 873m ²
Temporary Structure	
No(s).	1
No. of Storey	1
Maximum Height	3.5m
Total Floor Area	About 220m ²
Ingress/Egress	
Eastern Portion	11m-Wide
Western Portion	6m-Wide
No. of Parking Spaces	2
Private Car (5m(L) x 2.5m(W))	2
No. of Loading/Unloading (L/UL) Bays	2
M/HGVs (11m(L) x 3.5m(W))	1
LGVs (7m(L) x 3.5m(W))	1
Proposed Filling of Land	
Area	1,991m ²
Depth	Not More than 0.7m
Materials	Concrete

4.2 Traffic Considerations

4.2.1 The application site can be accessed via local access leading to Ping Che Road, featuring two ingress/egress points (in about 11m and 6m). Within the application site, 2 parking spaces for private cars, 1 L/UL bay for LGVs, and 1 /UL bay for M/HGVs are provided. LGV and M/HGV will be utilized for the transportation of construction materials and machinery 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 roads. Since the application site will be designated solely for 'open storage' purposes, only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 4** below.

4.2.2 In order to minimize any traffic impact, traffic management measures, including the provision of signs at the entrance/exit of the application site and deployment of staff to manage traffic are proposed. It is anticipated that no adverse traffic impacts would arise from the proposed use.

Table 4: Estimated Trip Generation/Attraction

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

4.3 Landscape and Visual Consideration

- 4.3.1 The application site is mostly paved with some vegetation observed and there is no existing tree within the application site. The application site has very low agricultural value at present. 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. It is proposed that the application site will be fenced off to prevent direct visual contact from outside. The proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

- 4.4.1 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 proposed use is anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 The majority of the application site is flat and paved, featuring an existing U-channel located at the southern boundary. Given that there will be no significant alteration to the site conditions, the proposed use is not expected to cause any adverse drainage impacts. Should the current application be approved, the applicant is prepared to submit a detailed drainage proposal, including a comprehensive investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

5. PLANNING JUSTIFICATIONS

5.1 Compatible with Land Uses of the Surrounding Areas

- 5.1.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storages, warehouses, temporary structures, tree clusters, active/fallow farmlands and vegetated areas. The proposed use is therefore considered to be compatible with the land uses of the surrounding areas. Additionally, planning applications for similar uses are approved in the vicinity of the application site, with site formation works commenced. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain the utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.2 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

- 5.2.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have 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.
- 5.2.2 Considering that the proposed use is well-justified with no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.3 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.3.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for agricultural activities again. 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.
- 5.3.2 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.4 No Adverse Traffic, Landscape, Visual, Environmental nor Infrastructural Impacts

- 5.4.1 The proposed use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the proposed use is minimal.
- 5.4.2 A majority of the application site has been paved and there is no existing tree within the application site. The application site has very low agricultural value at present and the proposed development would induce no significant landscape impact.
- 5.4.3 It is proposed that the application site will be fenced off to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storages and warehouses. As a result, the proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.
- 5.4.4 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant is committed to implementing good site practices and adhering to the latest "CoP" and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.
- 5.4.5 Since a majority of the application area has been paved and there will be no significant alteration to the site conditions, it is anticipated that no significant drainage impacts will arise from the proposed use.

5.5 Not Setting an Undesirable Precedent

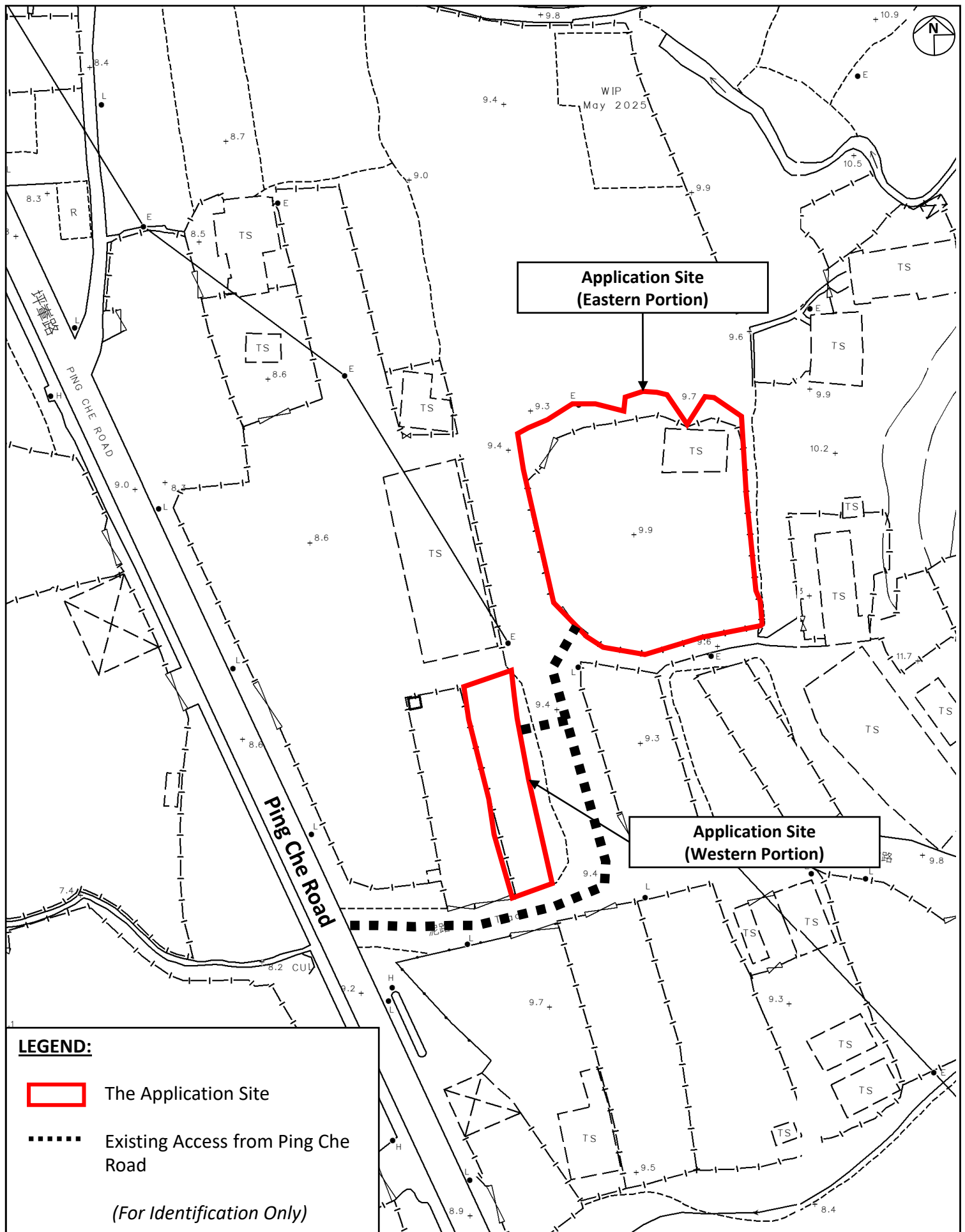
- 5.5.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) the proposed use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (b) the proposed use falls under Category 2 areas as per the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (c) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (d) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
 - (e) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*
- 6.3 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 proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000124598_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Proposed Land Filling
Figure 5	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

Location Plan

Ref.: ADCL/PLG-10317-R001a/F001

Figure:

1

Scale:

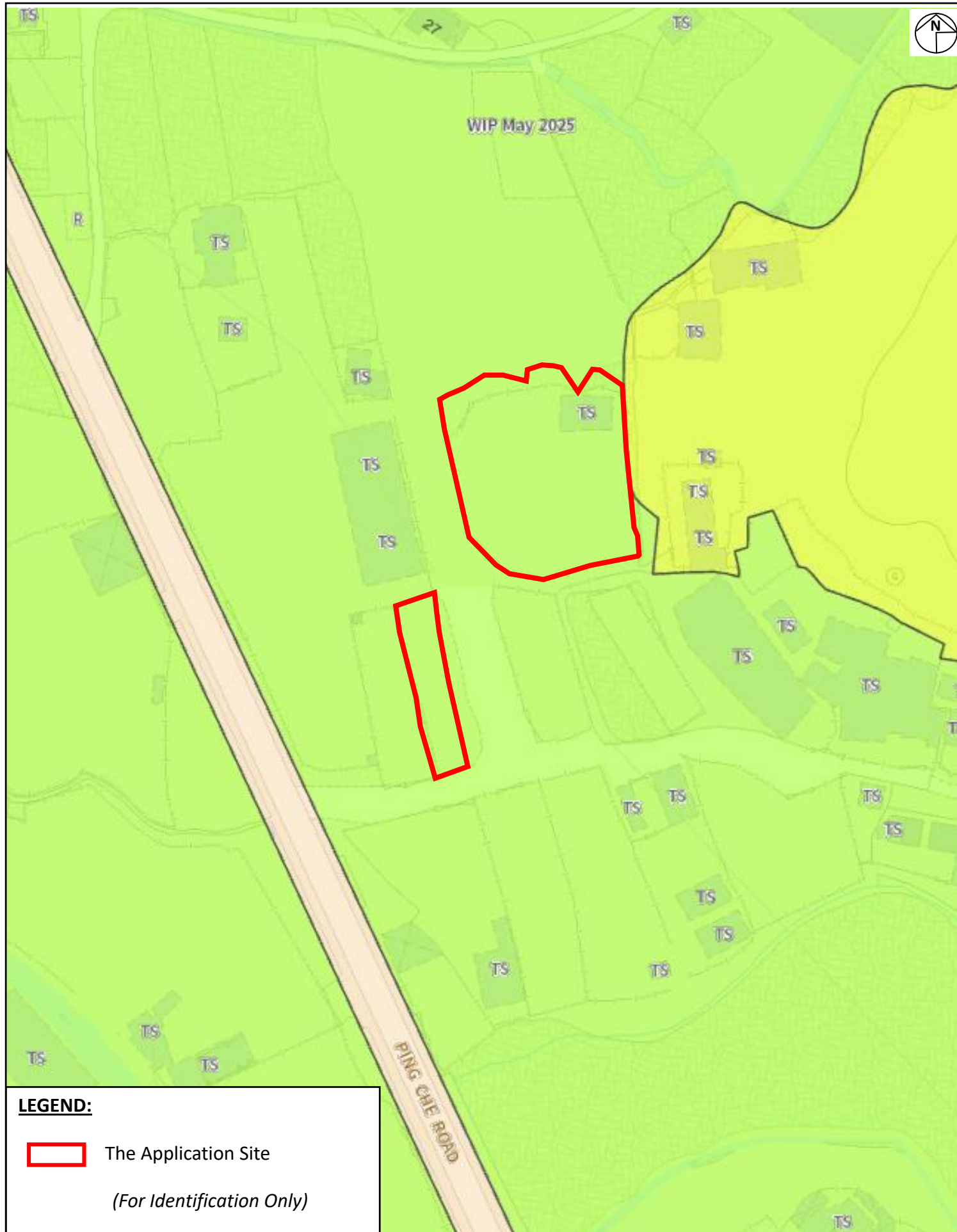
Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

Ref.: ADCL/PLG-10317-R001a/F003

Figure:

3

Scale:

Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



DEVELOPMENT PARAMETERS

APPLICATION SITE : 1,991 SQ.M. (ABOUT)
COVERED AREA : 220 SQ.M. (ABOUT)
UNCOVERED AREA : 1,771 SQ.M. (ABOUT)

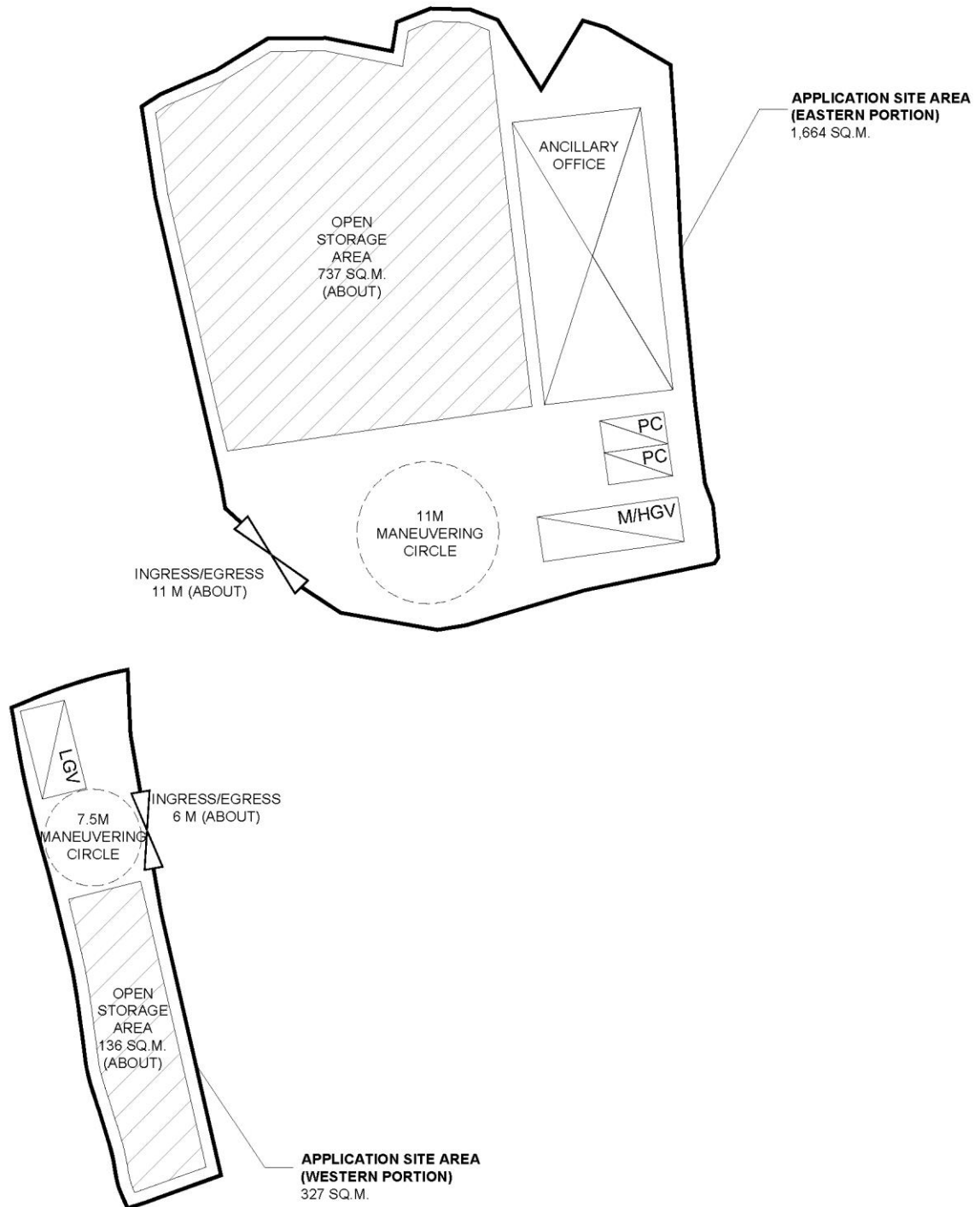
PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 2 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV) : 1 NOS. (7 M(L) X 3.5 M(W))
L/UL SPACE (M/HGV) : 1 NOS. (11 M(L) X 3.5 M(W))

STRUCTURE	COVERED AREA	BUILDING HEIGHT
ANCILLARY OFFICE	220 SQ.M. (ABOUT)	3.5M (ABOUT) (1-STOREY)

LEGEND

- APPLICATION SITE BOUNDARY
- PROPOSED STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (M/HGV)
- INGRESS/EGRESS



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82, Ping Che, New Territories

Title:

Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

Jun 2025

Ref.: ADCL/PLG-10317-R001a/F004



AIKON DEVELOPMENT CONSULTANCY LTD.






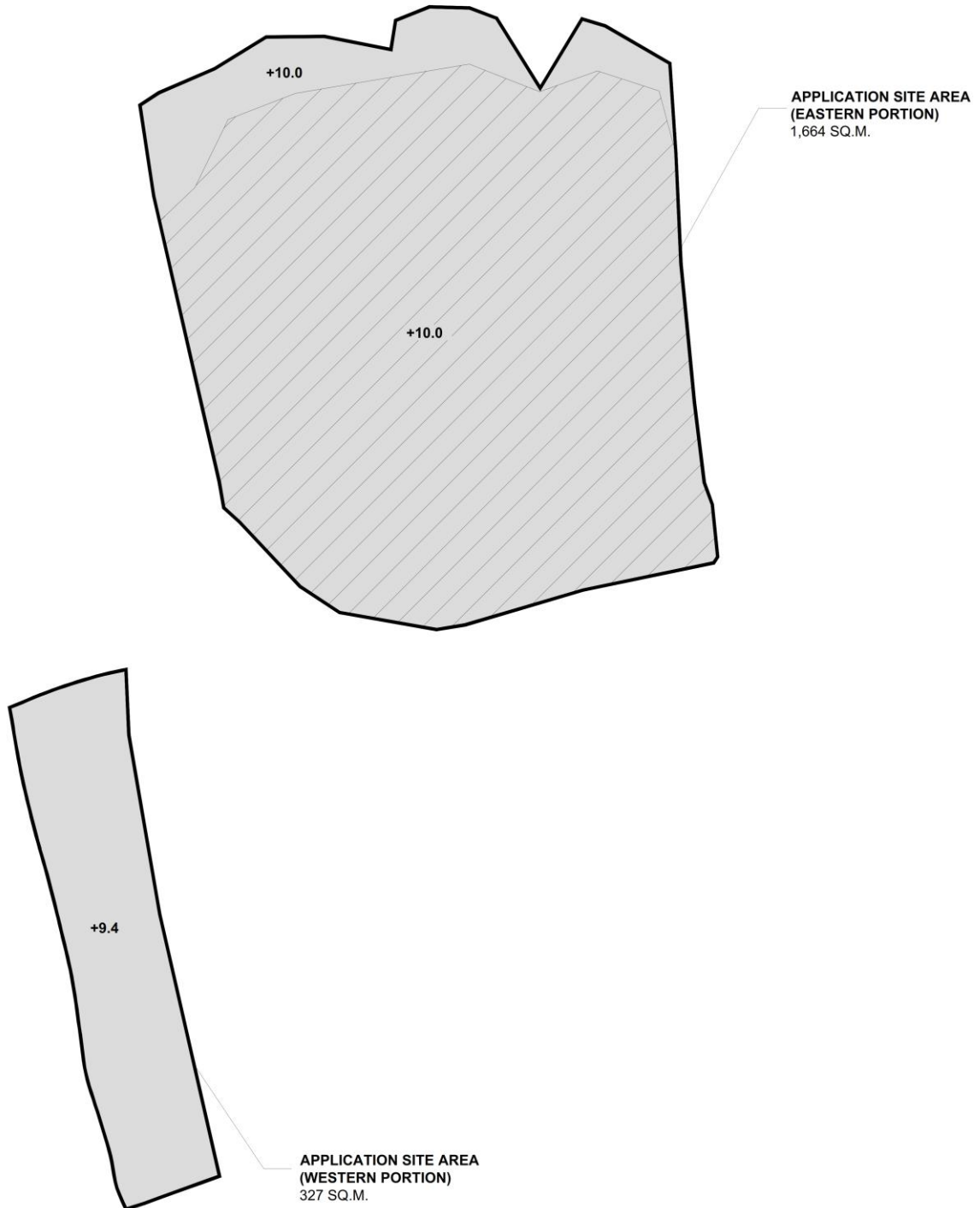
PROPOSED FILLING OF LAND

APPLICATION SITE AREA : 1,991 SQ.M. (ABOUT)
EXISTING PAVED AREA : 1,486 SQ.M. (ABOUT)
PROPOSED FILLED AREA : 1,991 SQ.M. (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.7M
PROPOSED SITE LEVEL : +10.0mPD FOR APPLICATION SITE (EASTERN PORTION)
PROPOSED SITE LEVEL : +9.4mPD FOR APPLICATION SITE (WESTERN PORTION)
LAND FILLING MATERIAL : CONCRETE

REMARKS: A MAJORITY PART OF THE APPLICATION SITE HAS BEEN PAVED.
PROPOSED FILLING OF LAND FOR CREATING A FLAT SURFACE FOR FEASIBLE TRAFFIC FLOW.

LEGEND

-  APPLICATION SITE BOUNDARY
-  PROPOSED FILLING OF LAND
- +10.0** PROPOSED LEVEL
-  EXISTING PAVED AREA (+9.9mPD)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82, Ping Che, New Territories

Title:

Land Filling Plan

Figure:

5

Scale:

Not to Scale

Date:

Jun 2025

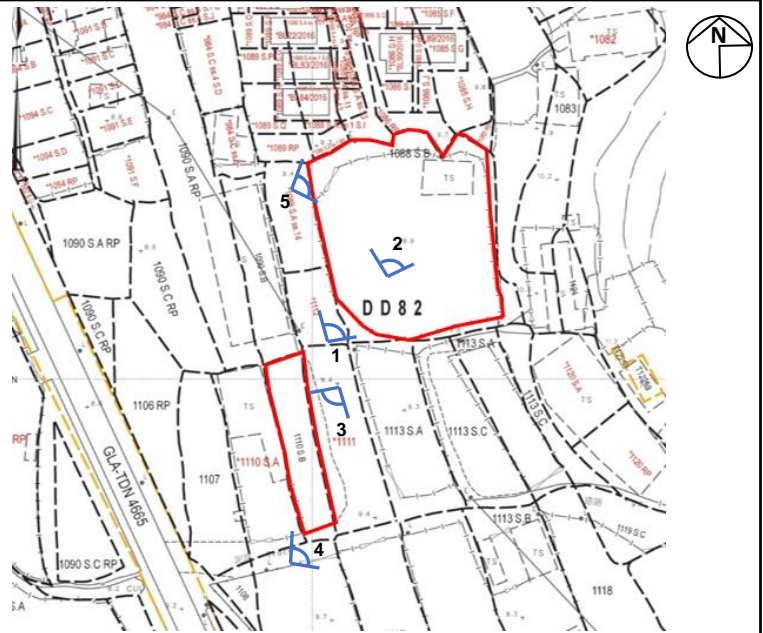


AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10317-R001a/F005

List of Illustration

Illustration 1 Existing Condition of the Application Site and the Surrounding Areas



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82, Ping Che, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas

Ref.: ADCL/PLG-10317-R001a/I001

Illustration:

1

Scale:

Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.