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SECTION 16 - PLANNING APPLICATION

**Proposed Temporary Warehouse for Storage of Construction
Materials and associated Filling of Land for a period of 3 years**

**Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New
Territories**

June 2025

Planning Statement prepared by

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Executive Summary

This Planning Statement is submitted to the Town Planning Board in support of a planning application for a proposed temporary warehouse for storage of construction materials and associated Filling of Land (“the proposed use”) for a period of 3 years at Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories (“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 Town Planning Board.

The application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). The site area is about 524m². The application site is accessible from Ping Che Road via a local access.

According to (11)(b) of the Notes of the current OZP, justifications for the proposed use are as follows:

- The application site has not been used as a piece of agricultural land;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood;
- No adverse traffic, landscape, environmental and drainage impacts arising from the proposed use are expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.

行政摘要

此規劃報告書旨在支持一宗遞交予城市規劃委員會(“「城規會」”)的規劃申請,作擬議臨時貨倉存放建築材料和相關的填土工程(“「擬議用途」”)為期 3 年。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 82 約地段第 557 號(“「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 日刊憲公佈之坪輦及打鼓嶺分區計劃大綱核准圖 (編號: S/NE-TKL/14) , 申請地點坐落於「農業」地帶。申請地點佔地面積約 524平方米, 可從坪輦路經當地通道到達該申請地點。

根據現時大綱核准圖的註釋(11)(b), 此規劃報告書詳細闡述該申請的規劃理據, 當中包括:

- 該申請地點已不再被用作農業用途;
- 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;
- 就土地用途而言, 擬議用途與周邊地區相容, 並不會構成不良影響;
- 擬議用途不會對交通、景觀、環境和排水方面構成不良影響; 及
- 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。

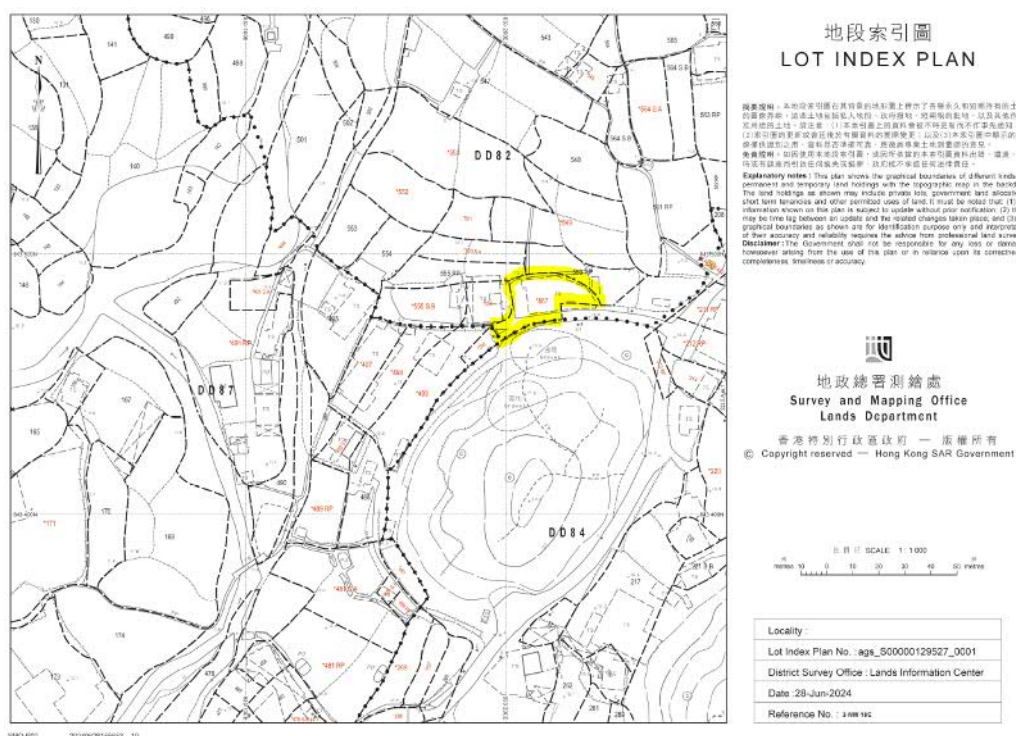
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1. Introduction

Purpose

- ✧ According to Section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board (“TPB”) in support of a planning application for **Proposed Temporary Warehouse for Storage of Construction Materials and associated Filling of Land** (“the proposed use”) for a period of 3 years at Lot No.557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories (“the application site”). The area of the application site is about 524m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the TPB. The location of the application site is shown in **Figure 1**.



- ✧ According to Figure 2, the application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). As stated in (11)(b) of 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...”.

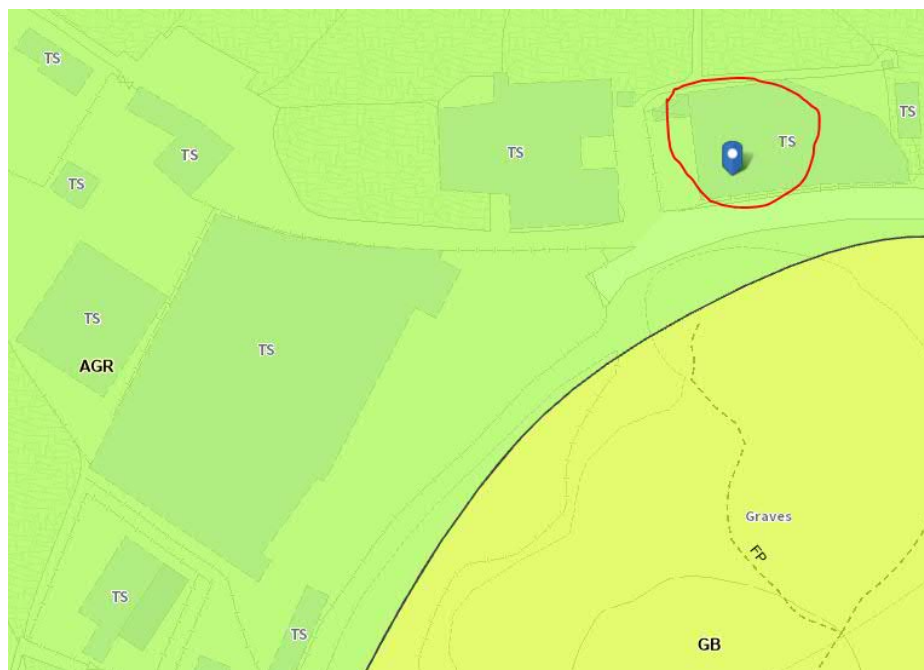


Figure 2. Lot No. 557 in D.D. 82

(Source: <https://www.ozp.tpb.gov.hk/>)

- ✧ This Planning Statement is prepared and submitted by Centaline Commercial on behalf of Grace Regent International Limited (“the applicant”).

Objectives

The current application aims to achieve the following objectives:

- ✧ To provide a secured temporary storage space for construction materials required for insulation coating of air-conditioning equipment in mass construction sites;
- ✧ To fully optimise the land resources within “AGR” zone for temporary uses that are beneficial to the community and government.
- ✧ To be compatible with the surrounding environment without deteriorating the long term planning intention of “AGR” zone; and
- ✧ To ensure no adverse environmental or infrastructural impacts on the surrounding areas.

2. Site Profile

Location and Current Conditions of the Application Site

- ✧ As shown in Figure 3 in Appendix 1, the application site is located at Ta Kwu Ling and is accessible from the Northern East direction via a local access leading to Ping Che Road. Public transportation, such as buses and minibuses, can be easily accessed within a 10-minute walk along Ping Che Road. The application site is hard paved and fenced-off. The entire site has been formed. The materials of the fillings are consisted of concrete and cement. The height of the fillings above the land is around 0.2 m (20 cm). Figure 4 and 5 indicate the current conditions of the application site and the surrounding areas.



Figure 4. The entrance of Lot No. 557 in D.D. 82



Figure 5. The other side of Lot No. 557 in D.D. 82

Surrounding Land Use and Characteristics

- ✧ The application site is mainly surrounded by vehicle repairing workshops, warehouses, covered and/or open storages, temporary structures, vacant land and shrub land. The application site is next to a site where is temporary warehouse for storage of construction materials, which was covered by valid planning permission No. A/NE-TKL/780 approved by the Rural and New Town Planning Committee in 03/2025.

3. Planning Context

Statutory Planning Context

- ✧ The application site falls within an area zoned “AGR” on the current OZP (Figure 2). According to the Notes of the current OZP, temporary warehouse for storage use is neither a Column 1 nor a Column 2 use within the “AGR” zone. Hence, a planning permission is required from the TPB.
- ✧ Although the application site falls within “AGR” zone, there are no active agricultural activities. As stipulated in (11)(b) of 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...”. Approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.

Similar Planning Applications

- ✧ Within the past three years, there were similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the current OZP. Details of the similar applications are described in Figure 6 below.

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/695	Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	AGR	18/03/2022
A/NE-TKL/702	Lot 554 S.A. ss.2 (Part) in D.D. 77, Ta Kwu Ling, New Territories Proposed Temporary Warehouse for Storage of Metal For a Period of 3 Years and Filling of Land	AGR and I(D)	26/08/2022
A/NE-TKL/721	Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	AGR	19/05/2023
A/NE-TKL/737	Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	AGR and REC	11/09/2023
A/NE-TKL/757	Lots 5, 6 S.A, 6 S.A ss.1, 7, 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.B. (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	AGR	21/06/2024

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/762	Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	AGR	02/08/2024
A/NE-TKL/779	Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories Proposed Temporary Warehouse for Storage of Construction Materials and Electroic Products for a Period of 3 Years and Associated Filling of Land	AGR	22/11/2024
A/NE-TKL/768	Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	AGR	10/01/2025
A/NE-TKL/784	Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, New Territories Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	AGR	14/03/2025
A/NE-TKL/780	Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	AGR	28/03/2025

Figure 6: Similar Planning Applications within the Past Three Years

4. Development Proposal

Site Configuration and Layout

- ✧ The use of the application site is proposed to be Temporary Warehouse for Storage of Construction Materials and associated Filling of Land for a Period of 3 Years. The area of the application site is about 524m². The application site is accessed through an ingress/egress point (in about 5m) located at the northern-east boundary, which is connected to a local access leading to Ping Che Road (Figure 3).
- ✧ According to the indicative layout plan (Figure 9), the application site comprises a one-storey temporary structure (with a maximum height of 5m), providing a total gross floor area of approximately 208m² for warehouse. Within the application site, there is provision for one parking space for private car. The remaining area will be used for loading/unloading and vehicle manoeuvring spaces.
- ✧ The storage of construction materials within the application site is non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed 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.
- ✧ For implementation of the development proposal, the applicant is ready to apply to the Lands Department for a Short Term Waiver (“STW”) for permitting the structure to be erected on site once the current application is approved.
- ✧ Key development parameters of the proposed use are listed in Figure 7. Figure 8 provides details of the proposed temporary structure under the current application.

Proposed Use	Proposed Temporary Warehouse for Storage of Construction of Materials and associated Filling of Land 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 524m ²
Covered Area	About 208m ²
Uncovered Area	About 316m ²
Temporary Structures No(s).	1
No. of Storeys	1
Maximum Height	About 5m
Total Non-Domestic Gross Floor Area	About 208m ²
Plot Ratio	0.397
Site Coverage	39.7%
No. of Car Parking Spaces Private Car [5m(L) x 2.5m (W)]	1

Figure 7: Key Development Parameters

Structure No.	Proposed Use	Floor Area (about m ²)	No. of Storeys	Maximum Height [about (m)]
1	Warehouse	208	1	5
Total		208		

Figure 8 : Details of the Proposed Structure

Proposed Traffic Arrangement

- ✧ The application site can be accessed through a local access that leads to Ping Che Road. The proposed development will only make use of private cars to travel to and/from the application site via the proposed access route. One parking space for private car is provided within the application site.
- ✧ The configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site such that no waiting or queuing of goods vehicles along the local access road will arise under any circumstances. The proposed development (Figure. 9) would make use of the ingress/egress point in about 5m for vehicular access. Sufficient manoeuvring space with manoeuvring circle with radius in not less than 8m is also proposed

for the proposed type of vehicle under the current application to manoeuvre within the application site and into/out of the parking spaces.

	Morning Peak		Afternoon Peak	
	In	Out	In	Out
Private Car	1	1	1	1

Figure 10: Estimated Traffic in and out of the Proposed Development

- ✧ As the vehicular trip generation and attraction for the proposed use were insignificant, the additional traffic trip is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.
- ✧ 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;
 - Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

Landscape Consideration

- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

Environmental Consideration

- ✧ Given that no offensive operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.

- ✧ Construction materials stored within the application site are non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to the application site without affecting the neighboring uses.
- ✧ 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 operation stages of the proposal. No adverse environmental impact and misuse of the proposed use is anticipated.

Drainage Consideration

- ✧ An existing discharge point has been proposed to the application site and peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with the approval conditions.

5. Planning Justifications

The application site has not been used as a piece of agricultural land

- ✧ No agricultural activities have been found on the application site and it was covered by structures. The current storage use has harmoniously co-existed with the surrounding neighbourhood with no complaints for many years. Sympathetic consideration could be granted by the TPB for the proposed use within the application site.

Not influencing the Planning Intention of "AGR" Zone

- ✧ Considering different open storage and warehouse uses adjacent to the application site, the planning intention of "AGR" zone may hardly be accommodated in short term until the surrounding land uses are compulsorily required for agricultural activities again. Moreover, 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 not influence the long-term planning intention of the “AGR” zone considering that the proposed use is only applied for a period of 3 years.

Compatible with Land Uses of the Surrounding Areas

- ✧ The surrounding areas of the application site are mainly used for open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrub land are also found close to the application site. The proposed use is therefore considered compatible with the land use in the surrounding areas considering the similar geographical settings and no detrimental impacts to the surrounding areas.

No adverse Traffic, Landscape, Environmental and Drainage Impacts

- ✧ The proposed development will make use of private car to travel to and/or from the application site via the proposed access route. Specific requirements have been considered in the design and layout of the proposed site, ensuring sufficient provisions of L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application.
- ✧ Regarding the traffic management with the proposed use, the impacts of the application site to the traffic in and out would be minimal and are accommodated without influencing the nearby traffic junctions and links. Appropriate traffic management measures have been designed to remove any potential adverse effects to the surrounding roads for the safety of pedestrian and vehicles. Therefore, it is expected that the proposed use will not result in any adverse traffic impacts on the areas near the application site.
- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

- ✧ As there are no massive industrial operations in the application site, no adverse vehicular and industrial emissions could be involved for the proposed use. The storage of construction materials within the application site would be non-polluted and non-dangerous in nature and will remain stationary all the time. Storage activities will only be confined to the application site area without affecting the neighbouring uses. The applicant will strictly follow Environmental Protection Department's latest policies and comply with all environmental protection/ pollution control ordinances.
- ✧ An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with approval conditions.

Not being an Undesirable Precedent

- ✧ Considering the similar applications being approved by the TPB on the same OZP as discussed in Section 3, the application site accommodates the same uses of temporary warehouse for storage of construction materials and contributes to support the supply of construction materials. The proposed use benefits the development of construction industries in the long-run and would not set an undesirable precedent.

6. Conclusion

- ✧ This Planning Statement is submitted to the TPB in support of the current application for the proposed use at the application site. The application site has an area of about 524m². The background information of the application site and the planning justifications of the planning statement are provided to support the consideration of the proposed use for temporary warehouse for storage of construction materials by the TPB.
- ✧ The application site currently falls within an area zoned "AGR" on the current OZP. According to the Notes of the current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning

permission from the TPB notwithstanding that the use or development is not provided for under the notes of the current OZP. The application is justified based on the following grounds:

- The application site has not been used as a piece of agricultural land;
 - The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
 - The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and neighbourhood;
 - No adverse traffic, landscape, environmental and drainage impacts arising from the proposed use is expected; and
 - The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.
- ✧ In view of the above, it is recommended that sympathetic consideration would be given by the TPB to approve the current application on a temporary basis for a period of three years.