

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 567 (Part), 568 (Part), 573 (Part), 574 (Part), 575 (Part) and 576 (Part) in D.D. 82 and adjoining Government Land (GL), Ping Che, New Territories (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery in recent years, the applicant would like to operate an open storage yard to support the local construction industry. The proposed development is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.)

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14. According to the Notes of the OZP, '*Open Storage*' is neither a Column 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding warehouses, open storage/ storage yards and workshops. Although the Site falls within the "AGR" zone, it has been left vacant for decades without agricultural activities. The Site also falls within Category 2 area under the *Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G)*, which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Similar applications for the same applied use (Nos. A/NE-TKL/671, 695, 714, 724, 734, 743, 745, 746, 758, 761, 763, 786, 805, 806, 807 and 815) were approved by the Board within the "AGR" zone on the OZP from 2021 to 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent.

3) Development Proposal

3.1 The Site occupies an area of 2,366 m² (about), including GL of 91 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 1,225 m² (about); 52% of the site area). The remaining open area will be reserved for loading and unloading (L/UL) and circulation area (**Plan 5**). No staff will be stationed at the Site apart from during L/UL operation. As the Site is for 'Open Storage' without shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

| | |
|-----------------------|---|
| Site area | 2,366 m ² (about), including GL of 91 m ² (about) |
| Covered area | Not applicable |
| Uncovered area | 2,366 m ² (about) |

3.2 The current application intends to regularise the existing filling of land at the Site, which is covered by concrete of not more than 0.1 m in depth for the open storage operation and the provision of L/UL and circulation area. The current site levels with existing hard-paving are ranging between +11.4 mPD and +11.8 mPD (**Plan 6**). The site formation is considered necessary to meet the operational need and the extent of filling has been kept to a minimum. No further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress is proposed at the southern portion of the Site. A L/UL space for heavy goods vehicle (HGV) is proposed at the Site. Details of the L/UL provision is shown at **Table 2** below.

Table 2 – L/UL provision

| Type of space | No. of space |
|--|---------------------|
| L/UL space for HGV - 3.5 m (W) x 11 m (L) | 1 |

3.4 HGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). During L/UL operation, staff will be deployed to station at the vehicular ingress/egress to direct incoming/outgoing vehicles to enhance

pedestrian safety and road safety. As the Site is solely for open storage use, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

| Time period | Estimated trip generation/attraction | | |
|--|--------------------------------------|----|-------------|
| | HGV | | 2-way total |
| | Out | In | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 1 | 1 | 2 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 1 | 1 | 2 |
| Average trip per hour (10:00 – 18:00) | 1 | 1 | 2 |

- 3.5 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at all time during the planning approval period. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities and storage of dusty and dangerous goods will be allowed at the Site at all time during the planning approval period.
- 3.6 The applicant will comply with the latest ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps and sediment basins. Silt removal facilities, channels and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

Tai Wah Development Consultants Limited

January 2026

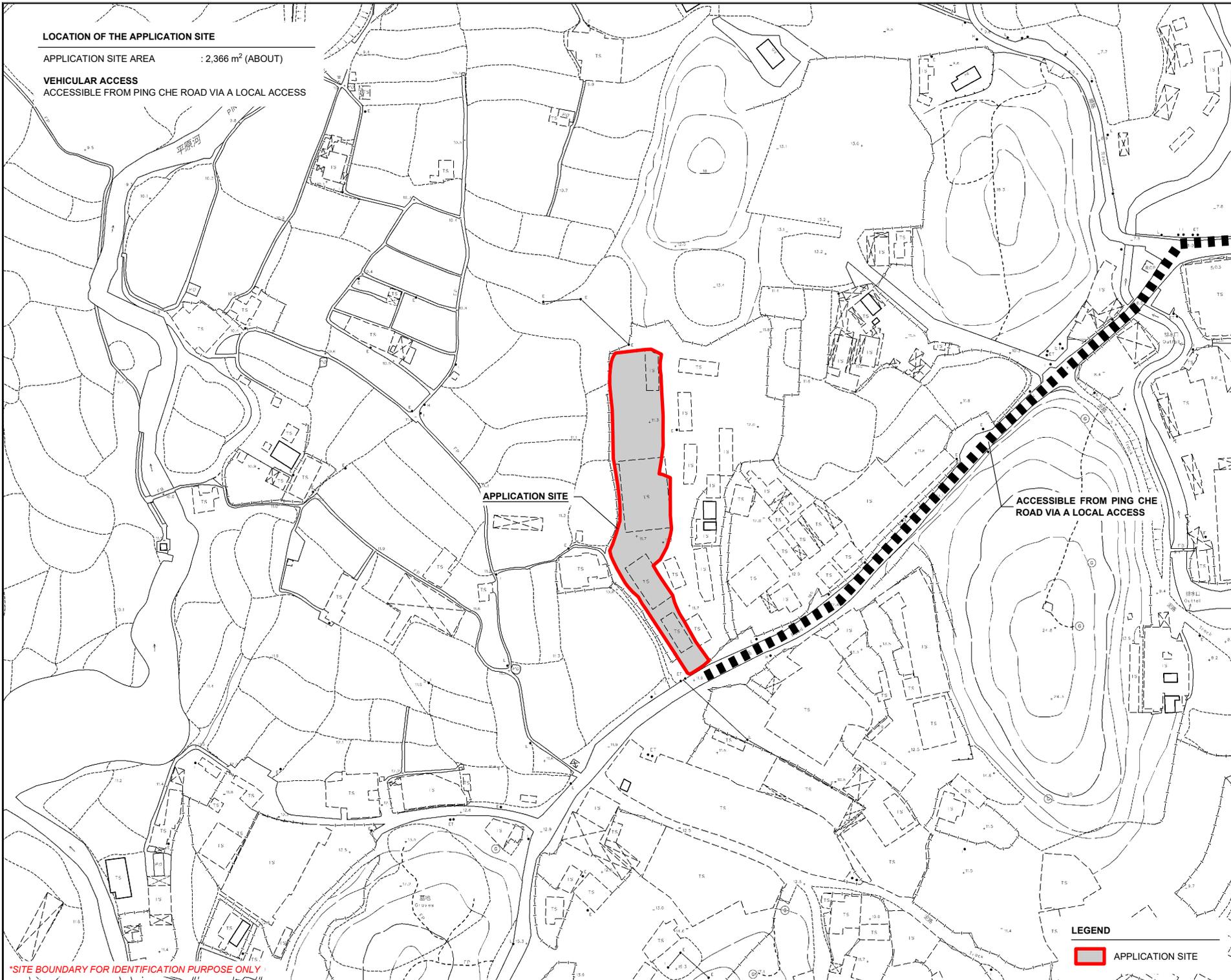
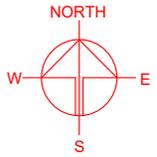
LIST OF PLANS

| | |
|---------------|--|
| Plan 1 | Location plan |
| Plan 2 | Zoning plan |
| Plan 3 | Land status plan |
| Plan 4 | Plan showing <i>TPB PG-No. 13G</i> |
| Plan 5 | Layout plan |
| Plan 6 | Plan showing the filling of land at the Site |
| Plan 7 | Swept path analysis |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,366 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY
MN DATE
21.1.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1 VER.
001

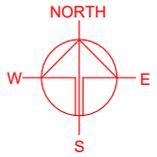
LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,366 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 OZP PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



Boundary

AGR

李屋
Lei Uk

GB

GB

APPLICATION SITE

GB

GB

GB

GB

PING YUEN RIVER

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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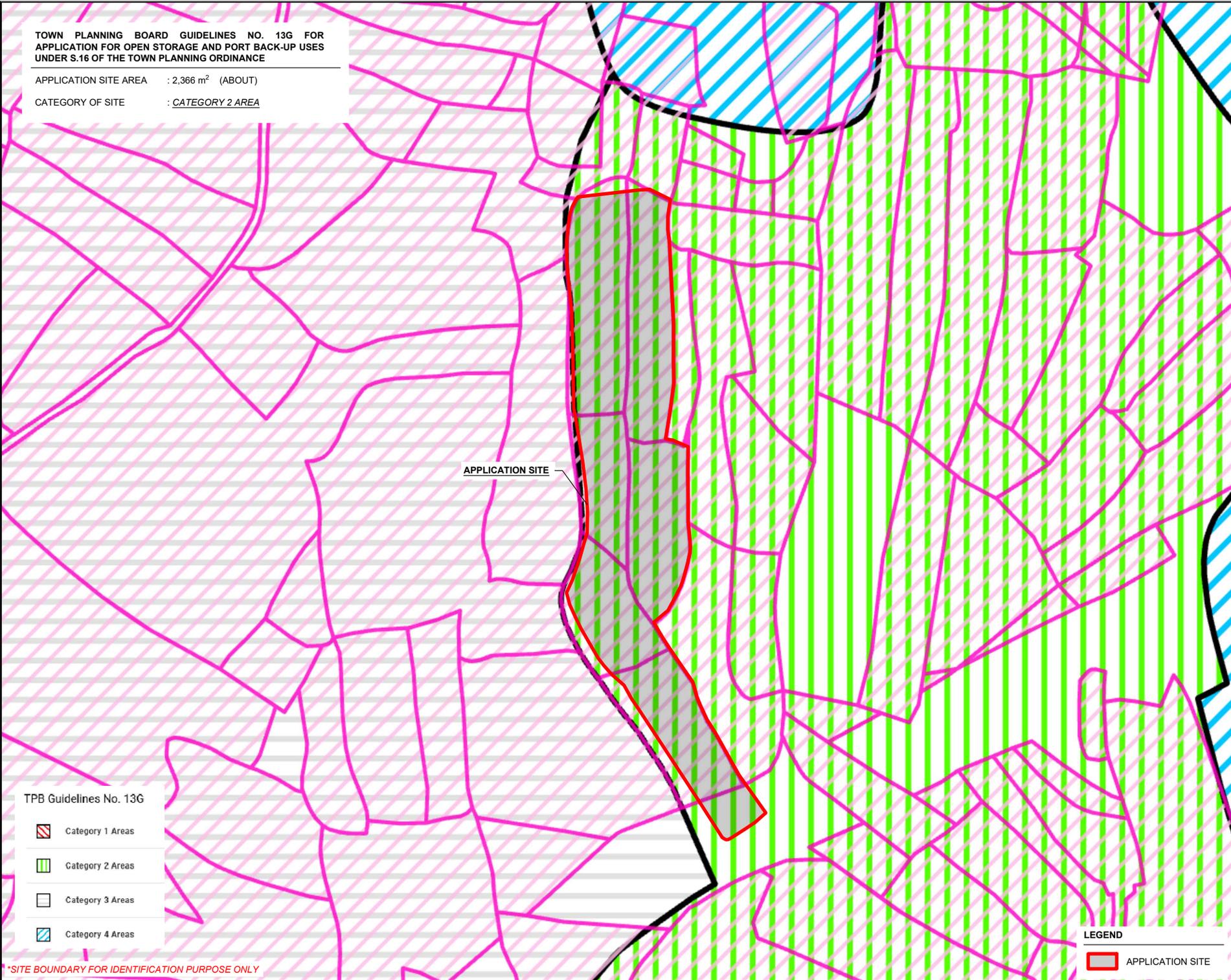
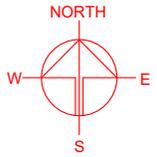
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DWG. TITLE
ZONING OF THE SITE

| | |
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| DWG. NO. | VER. |
| PLAN 2 | 001 |

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 2,366 m² (ABOUT)
 CATEGORY OF SITE : CATEGORY 2 AREA



APPLICATION SITE

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

LEGEND
 APPLICATION SITE

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PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, NEW TERRITORIES

SCALE
 1 : 2000 @ A4

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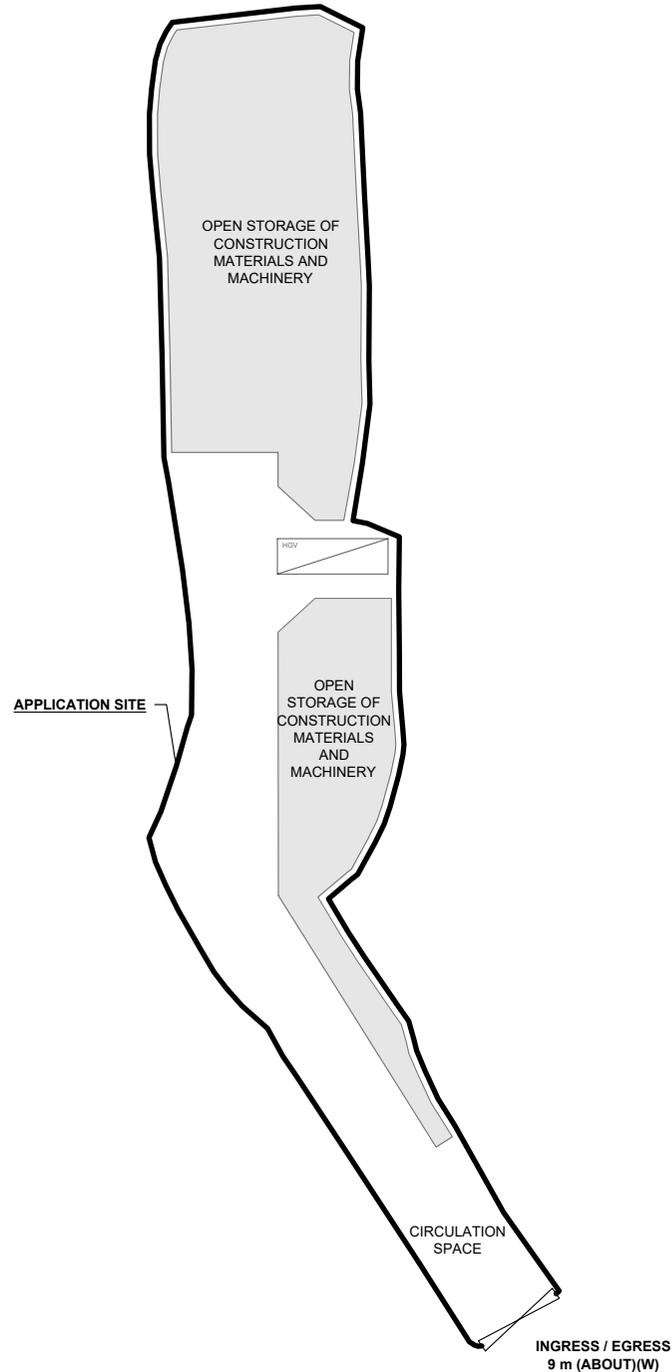
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DWG. TITLE
 TPB PG-NO. 13G

| | |
|-------------------|-------------|
| DWG NO. PLAN 4 | VER. 001 |
|-------------------|-------------|

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,366 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 2,366 m² (ABOUT)
 OPEN STORAGE AREA : 1,225 m² (ABOUT)
 STACKING HEIGHT : NOT MORE THAN 3 m



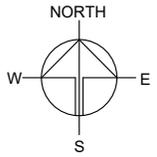
LOADING/UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR HEAVY GOODS VEHICLE : 1
 DIMENSION OF L/U/L SPACE : 11 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

-  APPLICATION SITE
-  OPEN STORAGE AREA
-  INGRESS / EGRESS
-  LOADING / UNLOADING SPACE (HGV)



PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, NEW TERRITORIES

SCALE

1 : 750 @ A4

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| DRAWN BY | DATE |
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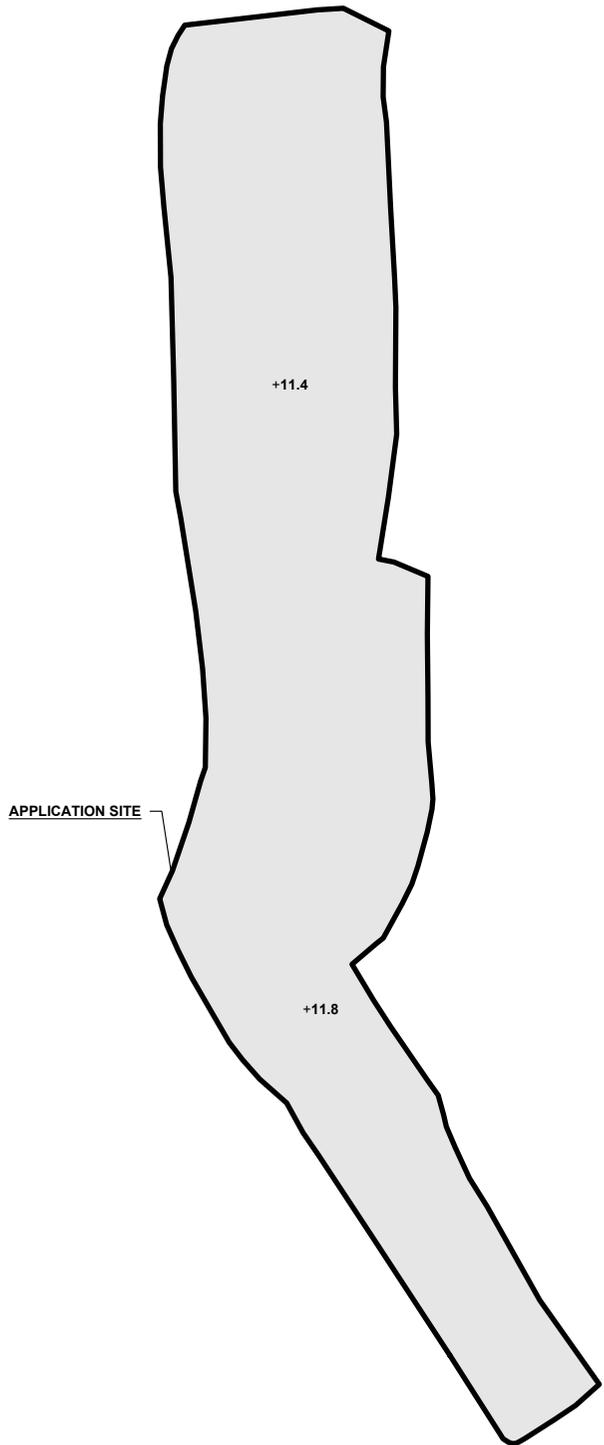
DWG. TITLE
LAYOUT PLAN

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|---------|------|
| DWG NO. | VER. |
| PLAN 5 | 001 |

FILLING OF LAND AT THE APPLICATION SITE

| | | |
|-----------------------|--|---------|
| APPLICATION SITE AREA | : 2,366 m ² | (ABOUT) |
| FILLIED AREA | : 2,366 m ² | (ABOUT) |
| DEPTH OF FILLING | : NOT MORE THAN 0.1 m | |
| EXISTING SITE LEVELS | : +11.4 mPD TO +11.8 mPD | (ABOUT) |
| FILLING MATERIAL | : CONCRETE | |
| USES | : OPEN STORAGE AREA, LOADING / UNLOADING SPACE, CIRCULATION AREA | |

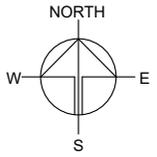
THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT WITHIN THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

- APPLICATION SITE
- FILLED AREA
- +11.8** EXISTING SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT

TAI | DEVELOPMENT
WAH | CONSULTANTS
LIMITED

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, NEW TERRITORIES

SCALE

1 : 700 @ A4

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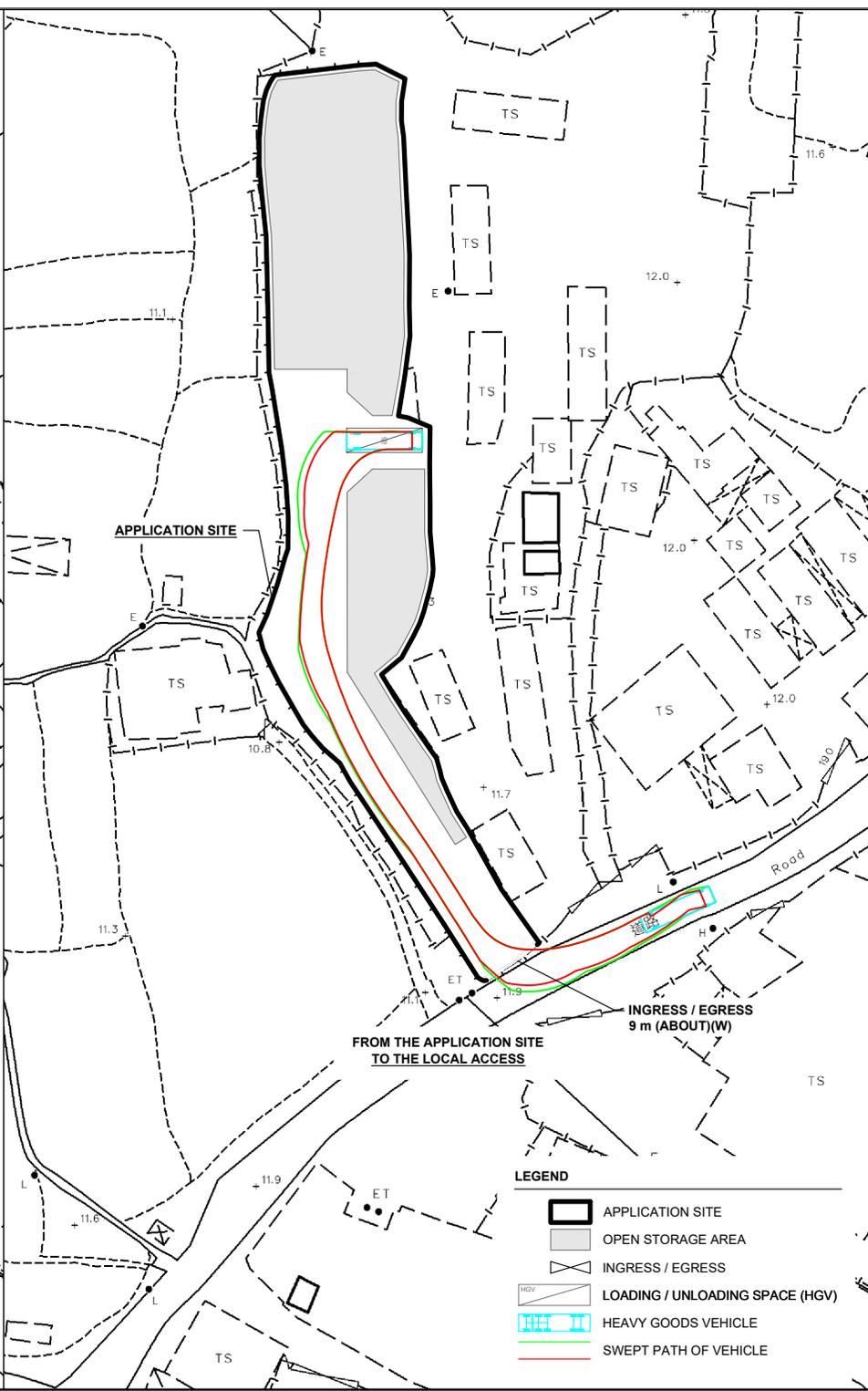
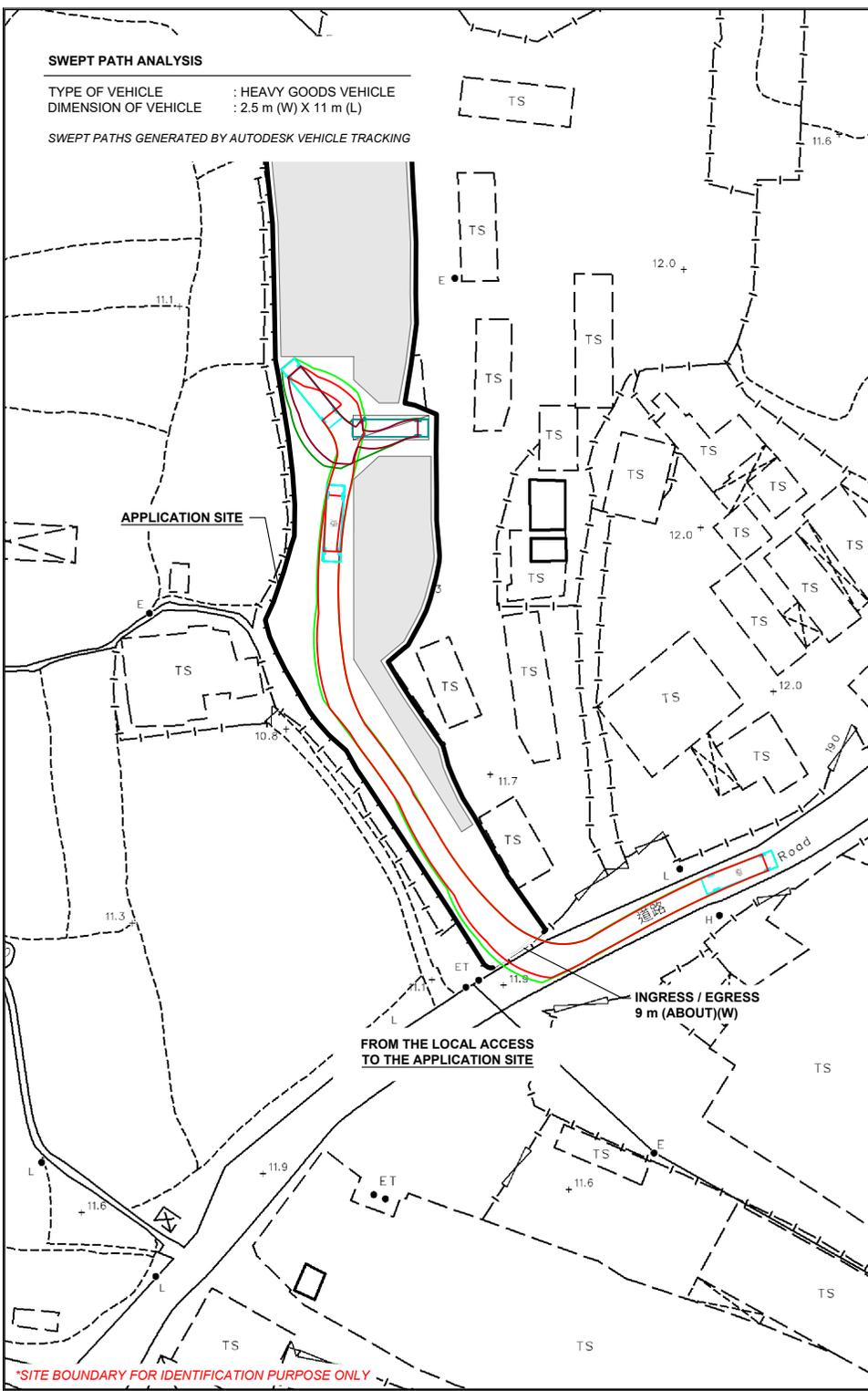
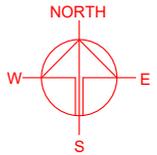
DWG. TITLE
FILLING OF LAND

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| DWG NO. | VER. |
| PLAN 6 | 001 |

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- LOADING / UNLOADING SPACE (HGV)
- HEAVY GOODS VEHICLE
- SWEPT PATH OF VEHICLE

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TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, NEW TERRITORIES

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| SCALE 1: 1000 @ A4 | |
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| DWG. TITLE SWEPT PATH ANALYSIS | |
| DWG NO. PLAN 7 | VER. 001 |