



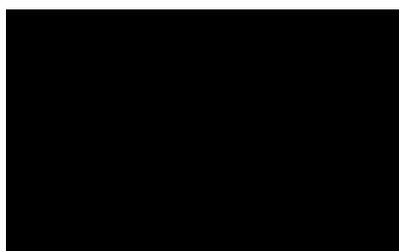
Ref.: ADCL/PLG-10337/R001

Section 16 Planning Application

Proposed Temporary Warehouse for
Storage of Construction Materials with
Ancillary Facilities for a Period of 3 Years

Lots 497, 498, 499 and 500 in D.D. 87,
Ping Che, Ta Kwu Ling, New Territories

Planning Statement



Prepared by
Aikon Development Consultancy Limited

January 2026

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 for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, 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 applied 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 applied use is well justified on the grounds that:-

- (a) the application site is subject to a previous planning approval for the same use and the current application intends to meet operation needs without substantial change;*
- (b) the applied use allows better utilization of brownfield that has not supported agricultural activities;*
- (c) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (d) the applied 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;*
- (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 is a previous planning approval and 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 applied 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」）作擬議臨時貨倉存放建築材料連附屬設施（為期三年）（以下簡稱「申請用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 87 約地段第 497 號、第 498 號、第 499 號及第 500 號（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) 申請地點曾獲批用作相同用途，而該申請旨在滿足營運需求，且無重大改變；
- (二) 申請用途可更有效利用未曾作農業用途的棕地；
- (三) 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；
- (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「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；
- (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，敬希城規會各委員酌情考慮批准該申請作臨時三年申請用途。

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Background	3
1.3 Objectives	4
1.4 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	5
3.1 Statutory Planning Context	5
3.2 Previous Application	5
3.3 Similar Applications	5
3.4 Town Planning Board Guidelines (TPB PG-No. 13G)	6
4. THE DEVELOPMENT PROPOSAL	8
4.1 Site Configuration and Layout	8
4.2 Traffic Considerations	9
4.3 Landscape and Visual Consideration	10
4.4 Environmental Consideration	10
4.5 Provision of Drainage Facilities	11
5. PLANNING JUSTIFICATIONS	12
5.1 Subject to a Previous Planning Approval for the Same Use and to Meet Operation Needs without Substantial Change	12
5.2 Allow Better Utilization of Land	12
5.3 Compatible with Land Uses of the Surrounding Areas	12
5.4 Not Jeopardizing the Planning Intention of “AGR” Zone	13
5.5 No Adverse Traffic, Landscape, Visual, Environmental nor Infrastructural Impacts	13
5.6 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_S00000154060_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan

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	Key Development Parameters for the Proposed Structures
Table 5	Comparison of Development Parameters with the Last Approved Application
Table 6	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 Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The application site has an area of about 1,916m². This Planning Statement serves to provide background information and planning justifications in support of the applied 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...”. 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 *Sunwacork Insulation Materials Supplies Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The Applicant submitted a planning application (No. A/NE-TKL/780) for the same use for “proposed temporary warehouse for storage of construction materials for a period of 3 years”, and the application was approved by the Board on 28.3.2025.
- 1.2.2 The approved scheme under planning application No. A/NE-TKL/780 specifies a warehouse of 750m² and a maximum height of 5m. However, further consideration of operational needs reveals that both the floor area and building height are insufficient for operational requirements, particularly for storing construction materials, which necessitate a greater height limit and additional floor space for storage. The applicant intends to propose a warehouse of about 1,035m² that shares a similar footprint with the previous warehouse (about 1,070m²) to ensure smooth operations. The proposed maximum building height of 10m is deemed typical and not intrusive when compared to approved developments in the adjoining areas (range

from 8 to 10m), aligning with standard operational practices for warehouses. Additional ancillary facilities including pump room and water tank are proposed to meet the fire safety requirement.

- 1.2.3 In light of these considerations, the Applicant submits a fresh application to provide a warehouse with adequate building height and floor space and supporting ancillary facilities. Notably, there are no substantial changes in planning circumstances, and the current application seeks the same use as previously approved.

1.3 Objectives

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

- (a) *To fully utilise the land resources falling within “AGR” zone for temporary uses 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.*

1.4 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 applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is entirely vacant without any structures, fenced off and hard paved. The application site is accessible via a local track leading from Ping Che Road (Figure 1 refers).

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are of rural character mainly comprising temporary structures, warehouses, open storage, and farmland.

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...". 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-TKL/780) for the same use which was approved by the Board on 28.3.2025.

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/780	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (28.03.2025)

3.3 Similar Applications

3.3.1 There are similar applications in the vicinity of the application site within "AGR" Zone

in the past five years. 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/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (18.9.2023)
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (15.5.2023)
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (11.9.2023)
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (21.6.2024)
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 (2.8.2024)
A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (10.1.2025)
A/NE-TKL/779	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (22.11.2024)
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 (14.3.2025)

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 1,916m² and is accessible via 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 1** refers).

4.1.2 As presented in **Figure 4**, the development proposal includes five single-storey temporary structures (with maximum height of 10m), providing a total gross floor area of about 1,105m² for warehouse, ancillary office, toilet, pump room and water tank. Within the application site, there is provision of one parking space for private cars, and 1 L/UL bays for medium goods vehicles (MGVs) 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 is erected along the application site boundary to minimize any nuisance to the surrounding areas. 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 for Storage of Construction Materials 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	1,916m ²
Covered Area	About 1,105m ² (About 57.6%)
Uncovered Area	About 811m ² (About 42.4%)
Temporary Structure	
No(s).	5
No. of Storey	1
Maximum Height	10m
Total Floor Area	About 1,105m ²
Ingress/Egress	5m-Wide
No. of Parking Spaces	
Private Car (5m(L) x 2.5m(W))	1
No. of Loading/Unloading (L/UL) Bays	
MGVs (11m(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
1	Warehouse	1,035m ²	1	10m
2	Ancillary Office	15m ²	1	4m
3	Toilet	10m ²	1	4m
4	Pump Room	15m ²	1	4m
5	Water Tank	30m ²	1	4m
	Total	1,105m ²		

Table 5: Comparison of Development Parameters with the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/NE-TKL/780)	Current Application	Difference
Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years	N.A
Site Area	About 1,892m ²	About 1,915m ²	+ 23m ²
Total Floor Area	About 750m ²	About 1,105m ²	+ 355m ²
No. of Structures	3	5	+2
No. of Parking Spaces	1	1	No Change
No. of Loading and Unloading	1	1	No Change
Operation Hours	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	No Change

4.1.4 As presented in **Table 5**, since the current application intends to meet operational needs, there will be no change to the overall operation, and the changes in development parameters are considered insignificant.

4.2 Traffic Considerations

4.2.1 The application site can be accessed via local access leading to Ping Che Road, featuring an ingress/egress point (in about 5m). Within the application site, one parking space for private cars, and 1 /UL bay for MGVs are provided. MGV 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 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 6 below.

4.2.2 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 4: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		MGV		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

4.3 Landscape and Visual Consideration

4.3.1 The application site is entirely hard-paved and there is no existing tree within the application site. It has not supported any agricultural activities, as a warehouse-like structure has occupied the site since 1992, giving it 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. 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.

4.4 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 applied use is anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 The application site is hard-paved, given that there will be no significant alteration to the site conditions, the applied use is not expected to cause any adverse drainage impacts. 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. Should the current application be approved, the applicant is prepared to submit a drainage proposal, including an 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 Subject to a Previous Planning Approval for the Same Use and to Meet Operation Needs without Substantial Change

5.1.1 The application site is subject to a previous planning approval under planning application no. A/NE-TKL/780 for the same use. The approved scheme specifies a warehouse of 750m² and a maximum height of 5m. However, further considering operational needs, both the floor area and building height are considered insufficient for operational requirements, particularly for storing construction materials, which necessitate a greater height limit and additional floor space for storage.

5.1.2 The proposed warehouse features a footprint of approximately 1,035m², which shares a similar footprint with the previous warehouse (about 1,070m²) to ensure smooth operations. The proposed maximum building height of 10m is deemed typical and not intrusive when compared to approved developments in the adjoining areas (range from 8 to 10m), aligning with standard operational practices for warehouses. Additional ancillary facilities including pump room and water tank are proposed to meet the fire safety requirement.

5.1.3 In light of these considerations, the Applicant submits the current application to provide a warehouse with adequate building height and floor space and supporting ancillary facilities. Notably, there are no substantial changes in planning circumstances and development parameters, and the current application seeks the same use as previously approved.

5.2 Allow Better Utilization of Land

5.2.1 The application site has been hard-paved and has not supported any agricultural activities, as it has been occupied by warehouse-like structure since 1992. The storage use has co-existed with the surrounding neighbourhood, receiving no complaints for over 30 years. Approving the current application would enable more effective use of brownfield land without causing any negative impact on adjacent areas.

5.3 Compatible with Land Uses of the Surrounding Areas

5.3.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storages, warehouses, temporary structures, and vegetated areas. The applied use is therefore considered to be compatible with the land uses of the surrounding areas. Additionally, apart from the previous application, planning applications for similar uses are approved in the vicinity of the application site. The applied use is considered to fully commensurate with its local geographical settings and it is ideal to attain the utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.4 Not Jeopardizing the Planning Intention of “AGR” Zone

5.4.1 Considering the application site has been hard-paved and has not supported and agricultural activities, and 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.

5.4.2 The temporary nature of the applied use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the applied use under the current application is only being applied for a period of 3 years.

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

5.5.1 The applied use will make use of MGVs and private cars to travel to and/or from the application site via access route. The applied use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the applied use is minimal. Specific requirements have been considered in the design and layout of the application site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application. Therefore, it is anticipated that the applied use will not result in any adverse traffic impacts on the areas near the application site.

5.5.2 The application site is entirely hard-paved and does not contain any existing trees. It has not supported any agricultural activities, as a warehouse-like structure has occupied the site since 1992, giving it very low agricultural value at present. The application site has been 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 applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

5.5.3 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 applied use is anticipated.

5.5.4 Since the application site 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 applied use. An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. Should the current application be approved, the applicant is prepared to submit a drainage proposal, including an investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

5.6 Not Setting an Undesirable Precedent

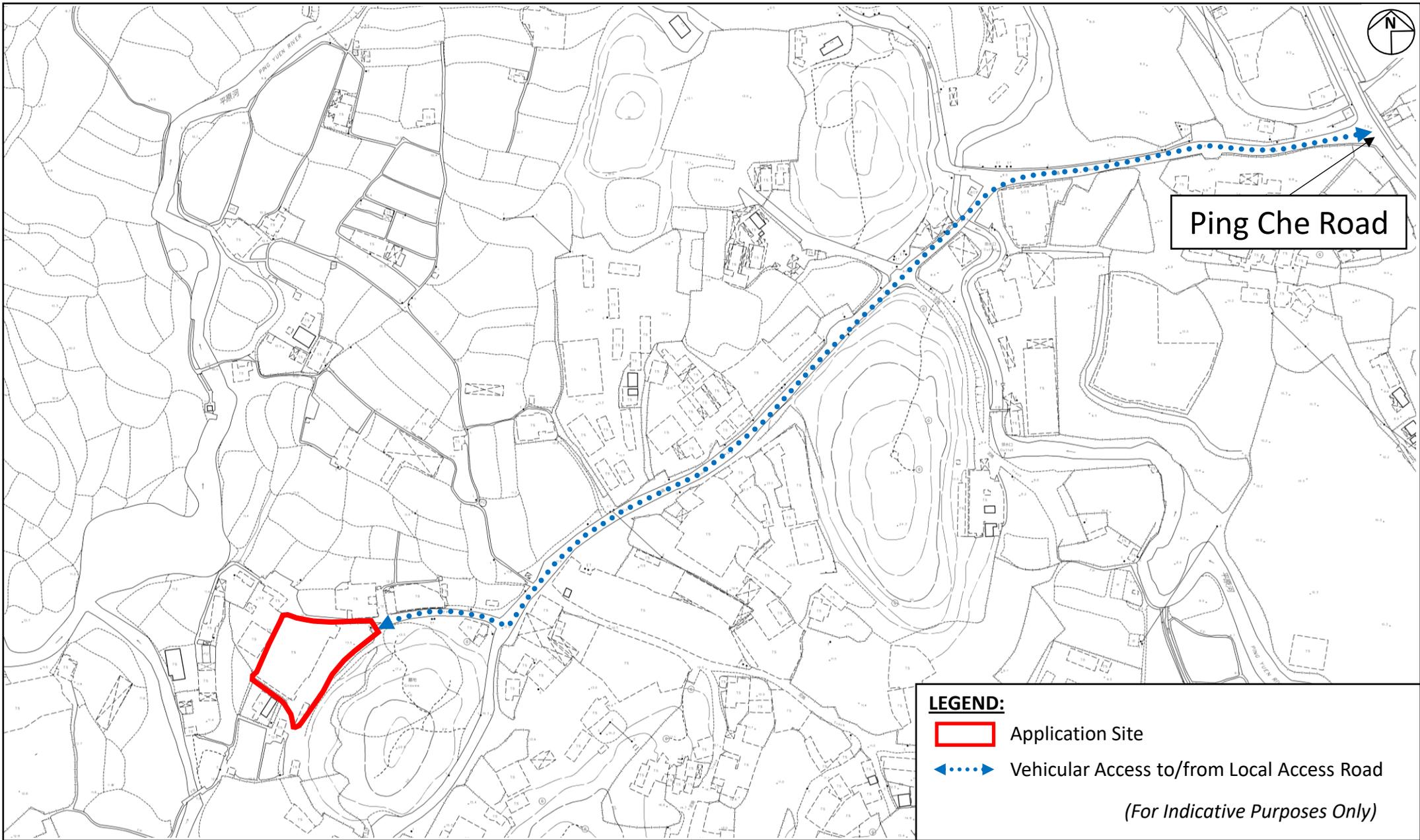
- 5.6.1 Considering the application site is subject to planning approval for the same use, and there are similar applications being approved by the Board on the same OZP, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the 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.
- 6.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) the application site is subject to a previous planning approval for the same use and the current application intends to meet operation needs without substantial change;*
 - (b) the applied use allows better utilization of brownfield that has not supported agricultural activities;*
 - (c) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (d) the applied 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;*
 - (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 is a previous planning approval and 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 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_ S00000154060_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan



Project:
 Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

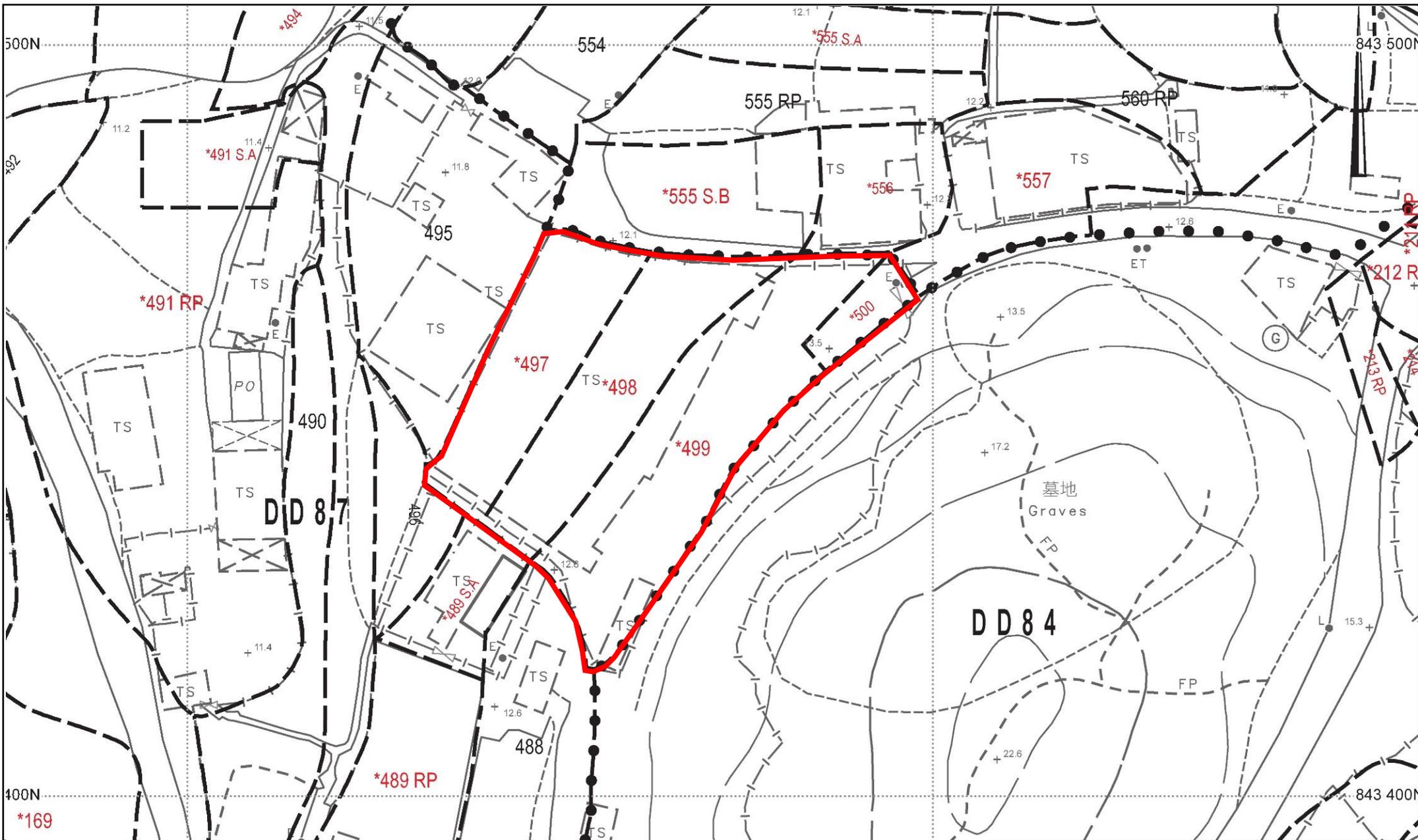
Title:
 Location Plan

Figure:
 1

Scale:
 Not to Scale

Date:
 Feb 2026





Project:
 Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

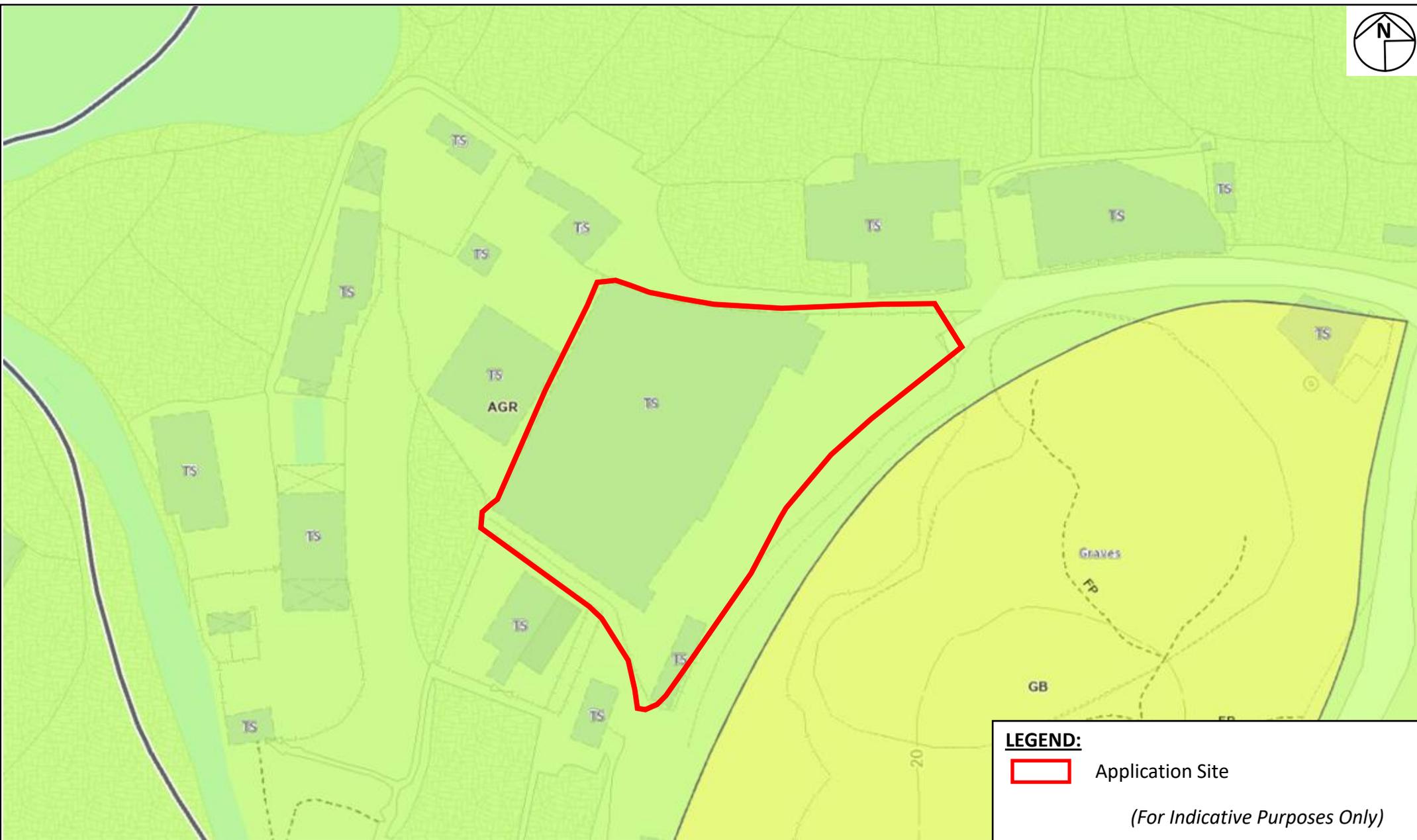
Title:
 Extract of Lot Index Plan
 (No. ags_S00000154060_0001)

Figure:
 2
Scale:
 Not to Scale

Date:
 Feb 2026

Ref.: ADCL/PLG-10337-R001/F001





LEGEND:
 Application Site
(For Indicative Purposes Only)

Project:
Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

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

Ref.: ADCL/PLG-10286-R001/F003

Figure:
3

Scale:
Not to Scale

Date:
Feb 2026



DEVELOPMENT PARAMETERS

APPLICATION SITE : 1,916 m²(ABOUT)
 COVERED AREA : 1,105 m²(ABOUT)
 UNCOVERED AREA : 811 m²(ABOUT)
 GROSS FLOOR AREA : 1,105 m²(ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 1 NO. (5 M(L) X 2.5 M(W))
 L/UL SPACE (MGV) : 1 NO. (11 M(L) X 3.5 M(W))

STRUCTURE

1
2
3
4
5

USE

WAREHOUSE FOR STORAGE
 ANCILLARY OFFICE
 TOILET
 PUMP ROOM
 WATER TANK

GFA (ABOUT)

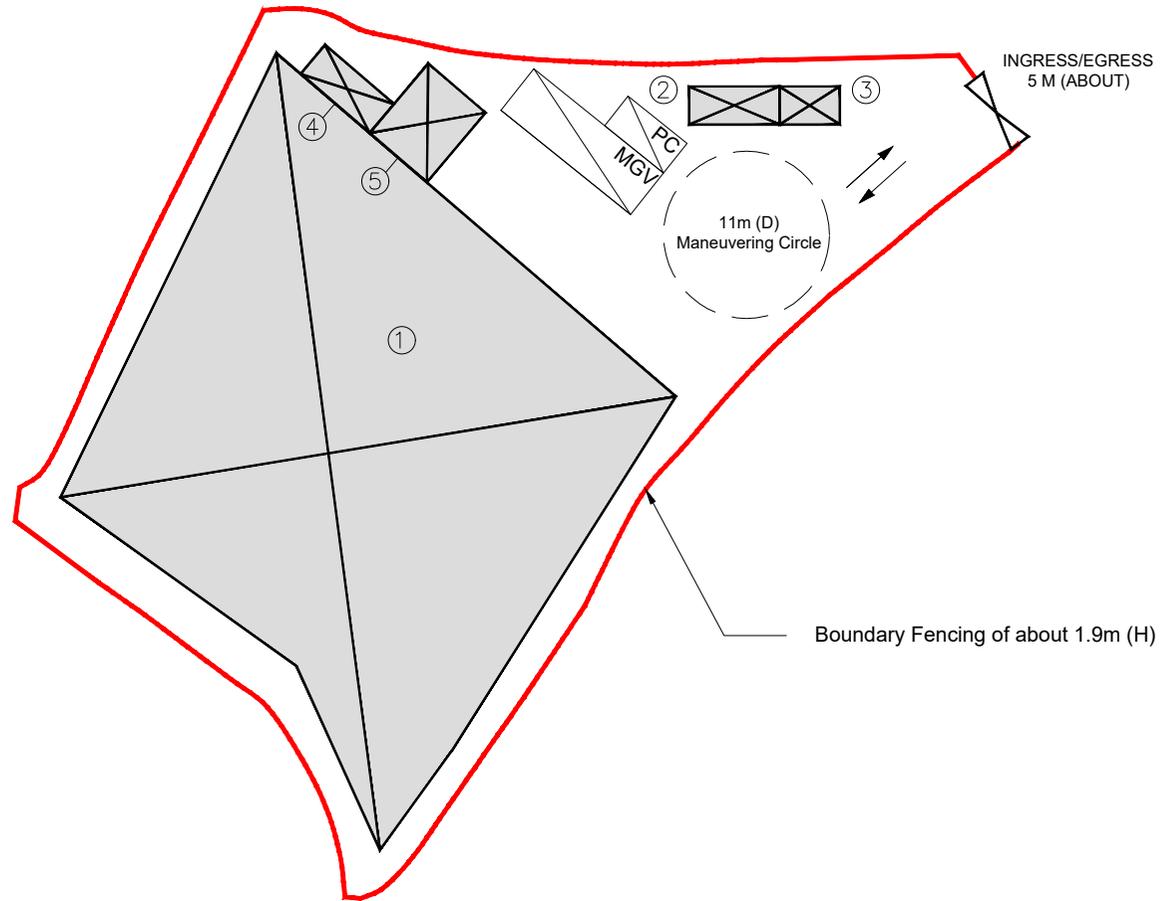
1,035 m²
 15 m²
 10 m²
 15 m²
 30 m²

BUILDING HEIGHT

10m (NOT MORE THAN) (1-STOREY)
 4m (NOT MORE THAN) (1-STOREY)

LEGEND

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



INDICATIVE LAYOUT PLAN

SCALE 1:1000

Figure 4

