

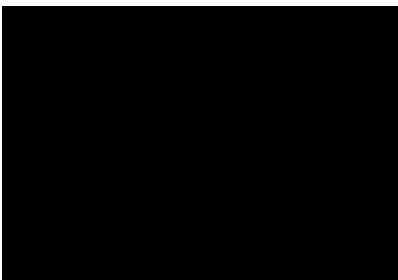


Section 16 Planning Application

Renewal of Planning Approval for 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

Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Planning Statement



Prepared by
Aikon Development Consultancy Ltd.

April 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 Renewal of Planning Approval for 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 (hereinafter collectively referred to as “the proposed use”) at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and adjoining Government land, Ping Che, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the last planning permission from the Board under planning application (No. A/NE-TKL/734) approved on 11.8.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use. All the approval conditions of the last planning approval have been duly complied with by the Applicant. Save for a reduction in the number and parameters of certain on-site structures, there would be no changes to the other development parameters, nature/operation of the proposed use.

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 gazetted on 12.03.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) There were six previously approved applications for open storage uses within the application site and a site being utilized for open storage of construction equipment to the immediate west were subject to numerous planning approvals;*
- (b) There will be no substantial change in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (c) It will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage provision, fire safety provision and landscape treatment would be continued to be properly maintained all the time; and*
- (e) Temporary nature of the proposed use would not jeopardize the planning intention of “AGR”.*

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 favorable 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」）作臨時露天存放建築材料、器材及機械連附屬存放建築器材、機械、工具和地盤辦公室用途（為期三年）的規劃許可續期（以下簡稱「擬議用途」）。該申請所涉及地點位於新界坪輦丈量約份第 82 約地段第 1098 號(部份)、1099 號 A 分段（部份）、1099 號 B 分段（部份）、第 1100 號（部份）、第 1101 號（部份）、第 1105 號 A 分段餘段及毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

該申請是為城規會於 2023 年 8 月 11 日批准的規劃許可（申請編號：A/NE-TKL/734）申請續期，申請人希望給予機會，在申請地點繼續用作擬議用途。申請人並已如期履行申請編號 A/NE-TKL/734 的所有附加條件。除某些現場建築物的數量及參數有所減少外，其餘發展參數及擬議用途的性質 / 運作方式以及申請用地周邊的整體環境均維持不變。

申請地點於 2010 年 3 月 12 日刊憲公佈的坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）內被劃為「農業」用途。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點內過往先後六次獲城規會批准作露天存放用途及其西面的一幅土地亦過往多次獲城規會批准作露天存放建築器材；
- (二) 申請性質與先前批准的規劃許可相比並沒有改變，而申請人已履行最近一次申請的所有規劃許可附帶條件；
- (三) 不會與城規會規劃指引（編號：TPB PG-No. 13G）造成互相抵觸；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質所涉及的車輛進出數目將維持不變。再者，現時所提供的渠務和消防裝置及園林種植將會繼續保持；
- (五) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「農業」用途規劃意向。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作臨時 3 年擬議用途。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Renewal of Planning Approval for 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** (hereinafter collectively referred to as “the proposed use”) at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and adjoining Government Land, Ping Che, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 5,032.5m² (comprising 41.6m² of Government land). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of *Mr. Lai Kwok Leung* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* have been commissioned to prepare and submit the current application on his behalf. The current application aims to renew the last planning permission from the Board under planning application (No. A/NE-TKL/734) approved on 11.8.2023 (hereinafter referred to “the last approved application”) which will lapse on 11.8.2026 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use.
- 1.1.3 The application site is subject to six previous applications for the same or similar uses. Part of the application site was formerly subject to a first planning approval (Application No. A/NE-TKL/158) by the Board on 24.08.2001 for Temporary Open Storage of Construction Equipment. On 21.09.2012, part of the application site was also subject to a planning approval by the Board (Application No. A/NE-TKL/390) for Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform). Due to subsequent changes at the former application site, the Applicant resubmitted a planning application (Application No. A/NE-TKL/454) for Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office which was approved by the Board on 22.11.2013, followed by a planning application (Application No. A/NE-TKL/555) for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office which was also approved by the Board on 25.8.2017. Application No. A/NE-TKL/555 was renewed in 15.9.2020 under Application No. A/NE-TKL/642. The last planning approval (i.e. Application No. A/NE-TKL/734) is valid until 11.8.2026 and

all approval conditions of the last planning approval have been duly complied with by the Applicant.

- 1.1.4 As the last planning approval will be lapsed on 11.8.2026, the Applicant intends to seek the planning permission to continue utilising the application site for the proposed use under the circumstances that, save and except the reduction in numbers and parameters of certain on-site structures, there would be no changes to the other development parameters, nature/operation of the proposed use.
- 1.1.5 The application 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 gazetted on 12.03.2010 (hereinafter referred to as "the Current OZP") (please refer to **Figure 3**). According to the Schedule of Uses for "AGR" zone attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, 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...*". In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a temporary basis of 3 years.

1.2 Background

- 1.2.1 As evidenced in the Aerial Photo (No. A21850) which was taken on 27.07.1990 immediately before the gazettal of the Ping Che and Ta Kwu Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TKL/1 dated 17.8.1990 (hereinafter referred to as "the IDPA Plan"), the northern area of the application site (i.e. Lots 1098, 1099 S.A (Part), 1099 S.B in D.D.82) was a piece of hard paved non-agricultural land (**Illustrations 1** and **1-I** refer).
- 1.2.2 As shown by the letter of District Lands Office, North of Lands Department (LandsD) dated 22.7.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) attached per **Appendix I**, LandsD expressed their no objection view on the entire Lot 1099 S.A (including the northern area of the application site) for being utilised as open storage of construction materials without any expiry date.
- 1.2.3 This is further substantiated by the Enlarged Aerial Photo (No. A05550) subsequently taken on 03.08.1986 per **Illustration 2** that the application site was mainly a paved non-agricultural land immediately after the issue of the aforesaid letter. It should also be borne in mind that the first planning approval (Application No. A/NE-TKL/158) by the Board on 24.08.2001 for Temporary Open Storage of Construction Equipment also covered the Lot 1099 S.A (Part) regardless of its status not being utilised for open

storage use immediately before the gazettal of the IDPA Plan (please refer to **Illustration 1**). The first planning approval also covered the southern portion of the application site for open storage use.

1.3 Objectives

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

- (a) To give an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization in an area already subject to the preponderance of industrial uses or open storage activities;*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
- (d) To give an opportunity to allow the proposed use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as environmental and engineering considerations. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

2.1.1 As shown on **Figure 1**, the application site is directly abutting Ping Che Road. Whilst a large portion of the application site has been utilised as open storage since 2001 under the first approved application (No. A/NE-TKL/158), the application site is largely flat and hard-paved land utilising for the proposed use (i.e. temporary open storage of construction materials, equipment and machineries with ancillary storage of construction equipment, machineries, tools and site office) which has been in existence since the previous application (No. A/NE-TKL/555) approved in 2017.

2.2 Surrounding Land-use Characteristics

2.2.1 Notwithstanding that the locality of the application site is rural in character, to the south of the application site along Ping Che Road are characterized by open storage/workshop uses which were either in existence immediately before the gazettal of the IDPA Plan or are subject to planning approvals.

2.2.2 An open storage site and some tree groups are found to the north of the application site. To the east of the application site is Ping Che Road. To the further east of the application site across Ping Che Road are existing open storage/workshop/logistics centre uses. To the south and west of the application site is Ping Yuen River. To the west of the application site across Ping Yuen River is currently characterized by another open storage use which was subject to numerous planning applications approved for open storage of construction equipment by the Board. Another open storage yard and some tree groups are also found to the south of the application across a local van track benching off from Ping Che Road.

3 PLANNING CONTEXT

3.1 The IDPA Plan

3.1.1 As evidenced in the Aerial Photo (No. A21850) which was taken on 27.07.1990 immediately before the gazettal of the IDPA Plan, the northern area of the application site (i.e. Lots 1098, 1099 S.A (Part), 1099S.B in D.D.82) was a piece of hard paved non-agricultural land (**Illustrations 1** and **1-I** refer). As shown by the letter of LandsD dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) attached per **Appendix I**, LandsD expressed their no objection view on the entire Lot 1099 S.A (including the northern area of the application site) being utilised for open storage of construction materials without any expiry date. This is further substantiated by the Enlarged Aerial Photo (No. A05550) subsequently taken on 03.08.1986 per **Illustration 2** that the application site was mainly largely a piece of paved non-agricultural land after the issue of the aforesaid letter.

3.2 The Current OZP

3.2.1 The application site currently falls within an area zoned "AGR" on the Current OZP (**Figure 3** refers). Despite the fact that the proposed use is neither Column 1 or Column 2 use under the Schedule of Uses for the subject "AGR" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

3.3 Previous Planning Applications

3.3.1 The application site is subject to previous planning approvals (**Table 1** and **Figure 4-I** refer), including six planning applications submitted by the Applicant.

Table 1: Previous Planning Applications

Application No.	Proposed Use(s)	Date of Approval
A/NE-TKL/158	Proposed Temporary Open Storage of Construction Equipment for a Period of 3 Years	24.08.2001
A/NE-TKL/390	Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) for a Period of 3 Years	21.9.2012
A/NE-TKL/454	Proposed Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	22.11.2013

Application No.	Proposed Use(s)	Date of Approval
A/NE-TKL/555	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	25.08.2017
A/NE-TKL/642	Renewal of Planning Approval for 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	15.9.2020
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	11.08.2023

3.3.2 All approval conditions of the last approved application (Application No. A/NE-TKL/734) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendix II** attaches the relevant discharge letters for the approval conditions.

Table 2: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(d)	the submission of a drainage proposal	23.1.2025
(e)	the provision of drainage facilities	11.3.2025
(g)	the provision of fire extinguisher(s)	11.10.2023
(h)	the submission of proposals for water supplies for firefighting and fire service installation	27.12.2023
(i)	the provision of water supplies for firefighting and fire service installation	30.4.2024

3.3.3 As compared with the last approved scheme under Application No. A/NE-TKL/734, there would be no changes to the application site boundary and other development parameters, except for a reduction in number of structures and and gross floor areas. The nature/operation of the proposed use will be the same as the last approved scheme.

3.4 Similar Planning Applications

3.4.1 Over the years, there have been numerous planning applications approved by the Board for open storage and/or informal industrial activities and/or workshops within “AGR” zone covered by the contemporary Ping Che and Ta Kwu Ling OZP. **Table 3** below encapsulates these approved planning applications including the previously

approved applications (marked with *) to which the application site relates.

Table 3: Approved Planning Applications for Uses being Similar to or the Same as the Proposed Use covered by the Ping Che and Ta Kwu Ling OZP in the past ten years

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/NE-TKL/555*	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office	"AGR"	25.08.2017
A/NE-TKL/564	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling	"AGR"	04.05.2018
A/NE-TKL/567	Temporary Glass Testing Workshop, Ancillary Office and Open Storage of Materials	"I(D)", "AGR"	10.11.2017
A/NE-TKL/621	Temporary Open Storage of Construction Materials	"AGR"	18.09.2020
A/NE-TKL/642*	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office	"AGR"	15.09.2020
A/NE-TKL/655	Temporary Warehouse and Open Storage of Construction Materials	"AGR"	28.05.2021
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling	"AGR"	09.07.2021
A/NE-TKL/695	Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts	"AGR"	18.03.2022
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"	11.08.2023

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

3.5.1 The application site falls within Category 2 area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023. According to the said revised Guidelines for Category 2 areas, it stipulates that '*...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. Based upon the assessments on the previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the current application is considered not contrary to the aforesaid Guidelines.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. 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). The application site has an area of approximately 5,032.5m² (comprising 41.6m² of Government land).
- 4.1.2 Construction materials and equipment to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. On the whole, all storage activities will only be confined to within the open storage area of the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted to from 7:00 a.m. to 11:00 p.m., Monday to Saturday, excluding Sunday and Public Holidays. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 4**.
- 4.1.3 In comparison with the previously approved application (No. A/NE-TKL/734), there would be no changes in the site area, nature/operation of the proposed use, or other development parameters, except for a reduction in the number and parameters of certain on-site structures. Specifically, the number of structures has been reduced from 26 to 24 structures (i.e. from 18 to 16 converted-containers while the number of temporary structures remain unchanged) for ancillary uses such as site office, storage of small construction tools and some construction equipment to prevent exposing to sunlight or rains. The total floor area has also reduced from about 929m² to about 900m². There is no substantial change in the site configuration when compared to the approved scheme. A comparison table on the major development parameters of the current application and the last approved application is shown in **Table 5** and the application area covered by previous planning approvals are shown in **Figure 4-I**.

Table 4: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
Site Area	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office	N/A	Total: 5,032.5m ² (including Government Land 41.6m ²)		
Covered Area	Temporary Structures & Converted-containers	See Below	Total: 630m ² (13%)		
Uncovered Area	Open Storage of Construction Materials and Equipment, Machineries, Parking Spaces & L/UL Bays, Internal Vehicular Access and Landscaping	See Below	Total: 4,402.5m ² (87%)		
Structure A	Ancillary Storage of Small Construction Tools/Construction Equipment (to prevent exposing to sunlight or rains)	1	Floor Area (About) 214m ²	No. of Storey 1	Max. Height 4.5m
Structure B	Ditto	1	52m ²	2	5.2m
Structure C	Ditto	1	6m ²	1	2.6m
Structure D	Ditto	1	126m ²	1	6m
Structure E	Ditto (Covered under Structure D)	1	30m ²	2	6m
Structure F	Ditto (Covered under Structure D)	1	30m ²	2	6m
Structure G	Ditto	1	49m ²	1	4.5m
Structure H	Ditto	1	25m ²	1	2.6m
Converted-containers	Ancillary Storage of Small Construction Tools/ Site Office	16	368m ²	1-3	7.8m
			Total: 900m²		
Operation Hours	N/A	N/A	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)		
Ingress/Egress	Vehicular Access	1	8m wide		
Anticipated Vehicular Trips (Max. per Day)	N/A	Not more than 20	N/A		
Parking Space	Private Car	3	5(L) x 2.5(W)		
L/UL Bay	HGV	1	11m(L) x 3.5m(W)		
	LGV	2	7m(L) x 3.5m(W)		

Table 5: A Comparison Table on the Major Development Parameters of the Current Application and the Last Approved Application

Major Development Parameters	Last Approved Application No. A/NE-TKL/734 (About)	Current Application (About)	Difference (About)
Application Site	Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101(Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land	Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101(Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land	No Change
Site Area (About)	5,032.5m ²	5,032.5m ²	No Change
Applied Use	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	No Change
Applied Period	3 years	3 years	No Change
Operation Hours	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)	No Change
Number of Structures	26	24	-2 Converted-containers (-7%)
Total Floor Area (About)	929m ²	900m ²	-29m ² (-1%)
Max. Building Height	Not more than 7.8m	Not more than 7.8m	No Change
Boundary Fencing Height (About)	2.8m	2.8m	No Change
No. of Parking Space	3	3	No change
No. of L/UL Bay	3	3	No change
-HGV	1	1	No change
-LGV	2	2	No change

4.3 Vehicular Access and Parking Arrangement

4.3.1 The width of the ingress/egress point of the application site abutting Ping Che Road is about 8m wide and there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances (**Figure 4** refers). In addition, three private parking spaces, one loading/unloading bay (L/UL Bay) for heavy goods vehicle (HGV) and two L/UL Bay for light goods vehicle (LGV) are proposed. Apart from that, no visitor parking is considered required to be proposed within the application site. According to the Applicant, trips for transporting the construction materials and equipment to/from the application site made by the goods vehicles will be not more than 20 trips daily which is the **same** as the last approved planning application (No. A/NE-TKL/734) and the proposed use only serve for those who require temporary facilities to store construction materials and equipment.

4.4 Provision of Existing Landscape Treatment

4.4.1 The existing trees were planted upon approval granted for the previous planning applications and are still in good and healthy condition. It is proposed to preserve all of the trees along the site boundary to continue providing screening of the proposed use from the surrounding area.

4.5 Drainage Arrangement

4.5.1 Since receiving the first planning approval (No. A/NE-TKL/158) dated 24.08.2001, the Applicant has duly implemented U-channel with 225mm in diameter running along the south-western boundary on site, as compliance of relevant approval condition. According to the Applicant, such drainage provision, instead of a provision of a U-channel along the entire application site boundary, was considered acceptable by Drainage Services Department (DSD) by virtue of the former topography of the application site that it is slightly descending to the southwest and surface run off throughout the application site will be naturally diverted to the southwest and be effectively collected/discharged via the existing U-channel to the existing stream running along the western boundary of the application site. The drainage facilities were carefully maintained by the Applicant and no flooding problems/complaints ever raised during the approval period of the previously approved applications.

4.5.2 Under the last planning approval, modifications of existing drainage facilities were required to meet the latest DSD's requirements. A revised drainage proposal was submitted in 2024 (**Appendix III** refers), and was considered acceptable by DSD (**Appendix II** refers). Additional drainage facilities at the eastern and central portion of the application site were implemented on site under the last planning approval.

The implemented facilities have been inspected and considered acceptable by DSD. The additional drainage facilities are adequate and effective for drainage discharge, and they are well maintained by the Applicant (**Appendix IV** refers).

- 4.5.3 In view that there would be no significant change to the site conditions and no substantial change to the surrounding areas, as well as the fact that the existing and newly implemented drainage facilities have been carefully maintained by the Applicant (**Appendix IV** refers) and were considered acceptable under the last planning approval (No. A/NE-TKL/734), it is therefore proposed to continue maintaining the existing drainage facilities under the current application.

4.6 Noise Consideration

- 4.6.1 Over the years, the surrounding environ has either been characterised by open storage uses/activities or numerous mature tall trees without any noise sensitive receivers nearby. As such, posing adverse noise impact to any noise sensitive receivers should not be pertinent to say so. Moreover, construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. As such, neither insurmountable noise problem nor visual impact shall be induced by the renewal of the current application.

4.7 Fire Safety Consideration

- 4.7.1 The application site is served with fire service installations (FSI) which were duly implemented subsequent to last planning approval granted for the planning application (No. A/NE-TKL/734) as compliance of relevant approval condition. The existing FSI will continue to be properly maintained during the approval period should this application be approved. If required and considered essential, the Applicant will submit a new FSI proposal and further implement the additional FSI to the satisfaction of Fire Services Department by way of compliance of approval condition(s).

5 PLANNING JUSTIFICATIONS

5.1 Proposed Use Not Being Objected before the Gazettal of the IDPA Plan

5.1.1 As shown in the Aerial Photo (No. A21850) (**Illustrations I and 1-I** refer) which was taken on 27.07.1990 immediately before the gazettal of the IDPA Plan, the application site save and except its northern portion (i.e. Lots 1098, 1099 S.A (Part) and 1099S.B), was a piece of hard-paved non-agricultural land. As evidenced by the letter of LandsD dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) (**Appendix I** refers), LandsD expressed their no objection view on the entire Lot 1099 S.A (including the northern portion of the application site) for being utilised as open storage of construction materials without any expiry date. This is further substantiated by the Enlarged Aerial Photo (No. A05550) (**Illustration 2** refers) subsequently taken on 03.08.1986 that the application site was largely a paved non-agricultural land immediately after the issue of the aforesaid letter.

5.1.2 More importantly, the first planning approval (Application No. A/NE-TKL/158) by the Board on 24.08.2001 for Open Storage of Construction Equipment covered the Lot 1099 S.A of the application site regardless of its status not being utilised for open storage use immediately before the gazettal of the IDPA Plan. In view of the above, proposed use within the application site, including its northern portion, shall deserve sympathetic consideration by the Board.

5.2 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Last Planning Approval

5.2.1 Save for a reduction in the number and parameters of certain on-site structures, there would be no changes in the other development parameters and nature/operation of the proposed use. There is no significant change in the site configuration. More importantly, there have been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with all the previously approved planning application(s). As such, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has complied with all the planning conditions under last approval under Application No. A/NE-TKL/734 within specified time limits (**Table 2** refers). In view of this, the current application shall be deemed capable of being considered favourably.

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

5.3.1 The application site falls within Category 2 area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023. According to the general planning

criteria for Categories 2 areas as stipulated under TPB PG-No. 13G, ‘...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.’ Based upon the assessments on the six previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the current application in very similar nature is considered not contrary to the TPB PG-No. 13G.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “AGR” Zone

5.4.1 Notwithstanding the application site falls within an area zoned “AGR” on the Current OZP and that six previous planning approvals were ever granted by the Board when the application site was being zoned “AGR”, temporary nature of the current application will by no means jeopardize the long-term planning intention of “AGR” should it be considered essential to be implemented by the Board in future.

5.4.2 Having considered the fact that some open storage uses are sited to the immediate west, south and north of the application site, bringing forward the planning intention of “AGR” zone is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously meet the demands on the proposed use.

5.4.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “AGR” zone or any planned infrastructural development.

5.5 Optimization of Valuable Land Resources

5.5.1 The proposed use would take full advantage of the location and the exceptional physical state/unique background of the application site i.e. directly abutting Ping Che Road for open storage use subject to no objection by LandsD and previous planning approvals. By allowing the proposed use, land use optimization and concentration of similar uses in replacement of open storage and industrial sprawl in unsuitable locations could be achieved. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

5.6 No Adverse Infrastructural nor Environmental Impacts

5.6.1 There will no changes in terms of nature of the proposed use, operation hours, no. of trips involved, and more importantly, the existing drainage, fire safety provision and landscape treatment would be continued to be properly maintained all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be granted by the Board.

5.7 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

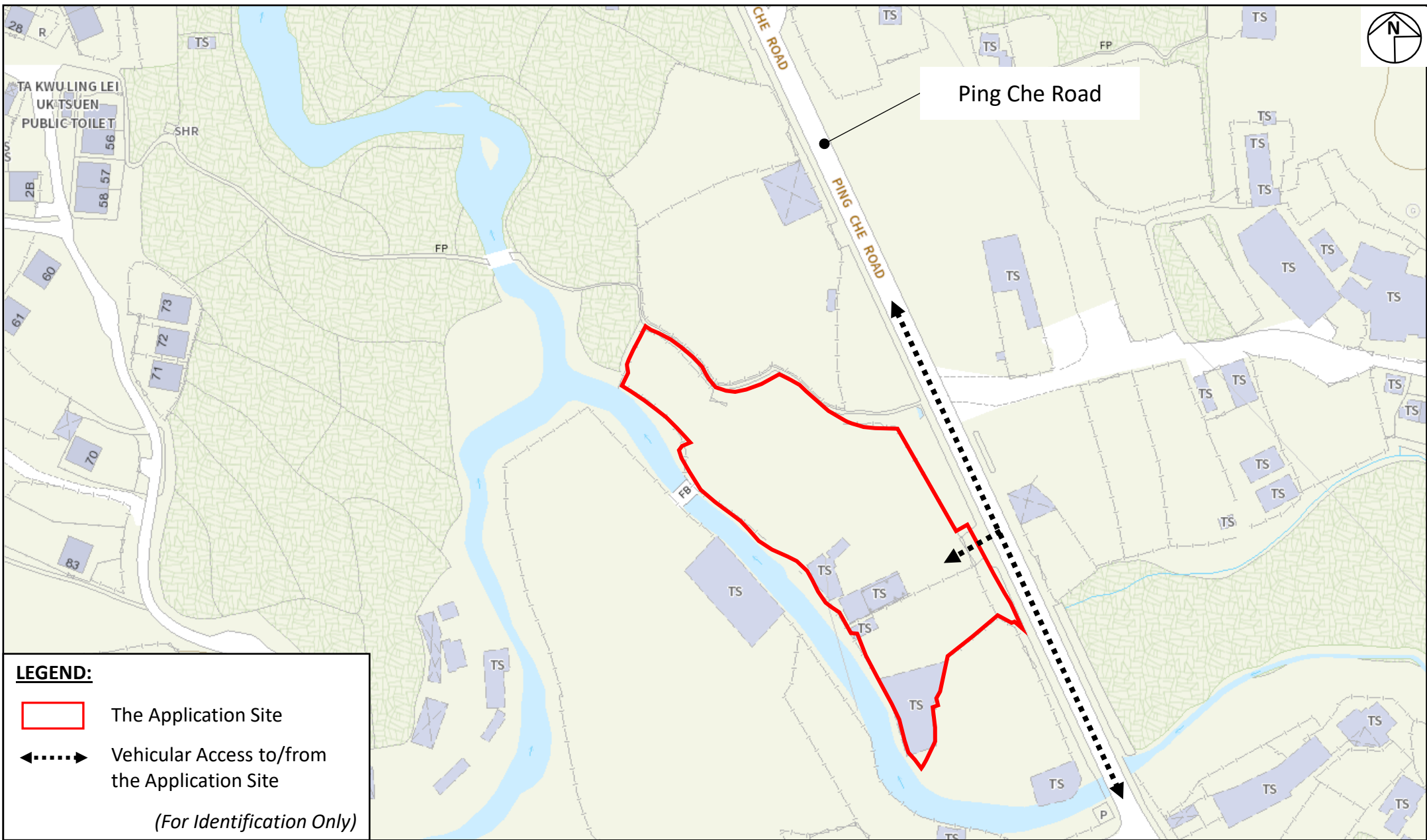
5.7.1 Before the last approved application (No. A/NE-TKL/734) involving the entire application site, there have been four previous planning approvals for uses of a very similar nature with the currently proposed use at the application site in the past decade. The foregoing approved planning applications more or less imply the Board's recognition to allow certain degree of flexibility being given to open storage uses within or surrounding the application site on a temporary basis regardless of the planning intention of "AGR" zone.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for Renewal of Planning Approval for 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 at the application site. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the last planning permission from the Board under planning application (No. A/NE-TKL/734) approved on 11.8.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use. All the approval conditions of the last planning approval have been duly complied with by the Applicant. Save for a reduction in the number and parameters of certain on-site structures, there would be no changes to the other development parameters, nature/operation of the proposed use.
- 6.1.3 The application site currently falls within an area zoned “AGR” on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *There were six previously approved applications for open storage uses within the application site and a site being utilized for open storage of construction equipment to the immediate west were subject to numerous planning approvals;*
 - (b) *There will be no substantial change in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
 - (c) *It will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage provision, fire safety provision and landscape treatment would be continued to be properly maintained all the time; and*
 - (e) *Temporary nature of the proposed use would not jeopardize the planning intention of “AGR”.*
- 6.1.4 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 favorable 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. S00000156869 _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
Figure 4-l	Application Area covered by Previous Planning Approvals
Figure 5	Current Conditions of the Existing Trees (Photos taken in Apr 2026)



Project:
 Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
 Location Plan

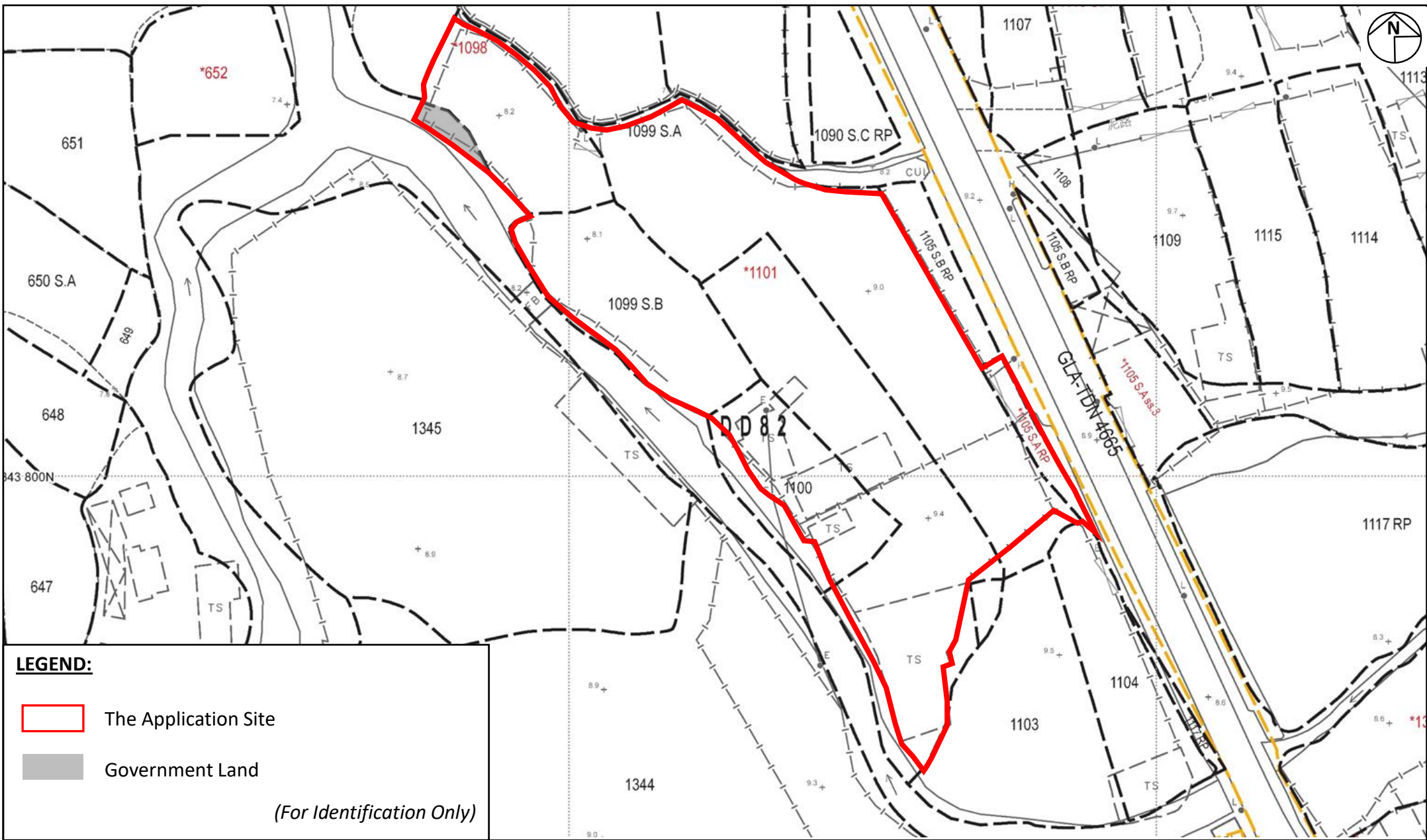
Figure:
 1

Scale:
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Date:
 Apr 2026

Ref.: ADCL/PLG-10348/R001/F001





LEGEND:

- The Application Site
- Government Land

(For Identification Only)

Project:
 Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
 Extract of Lot Index Plan
 (No. ags_S00000156869_0001)

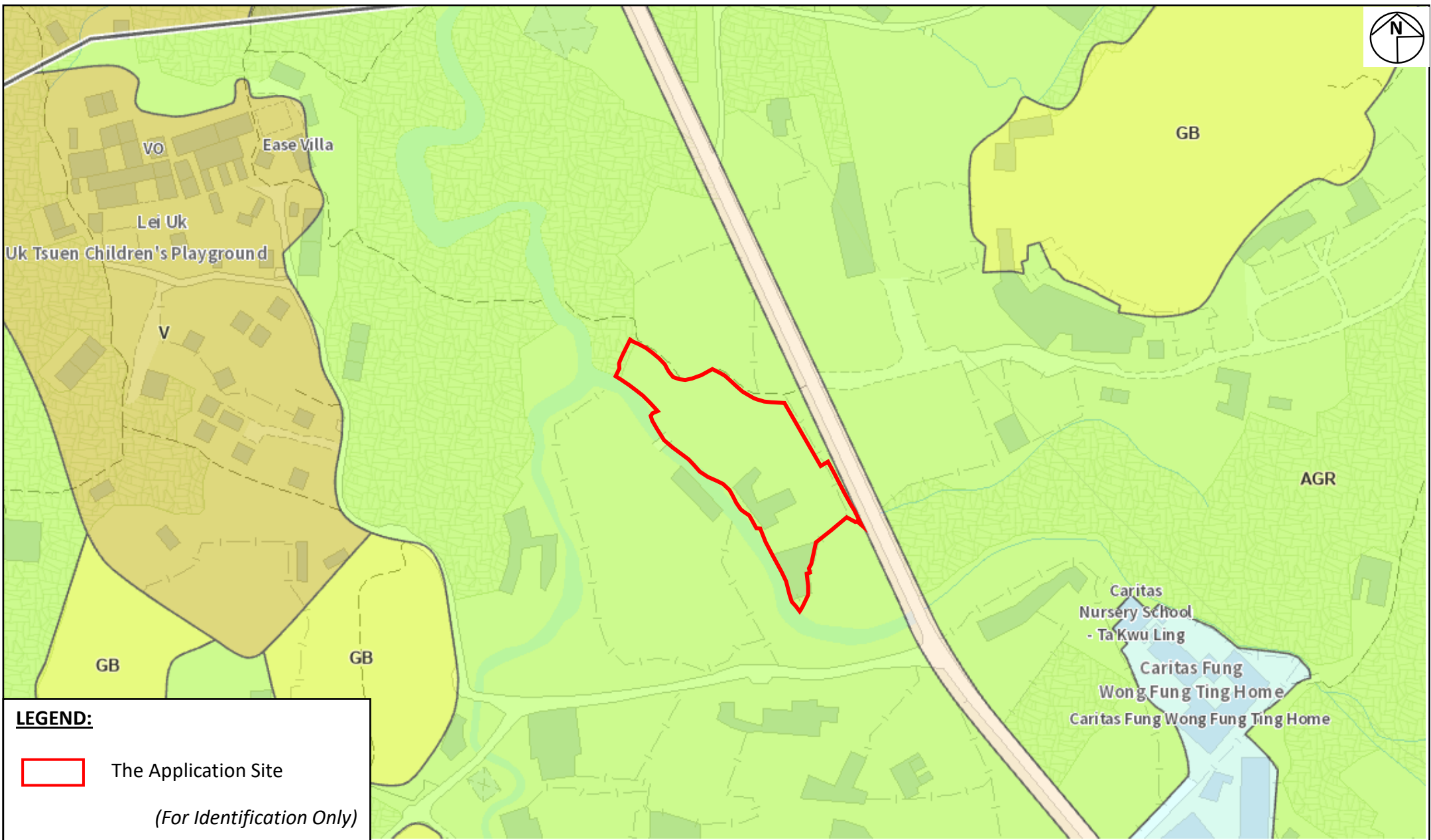
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 2

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Date:
 Apr 2026

Ref.: ADCL/PLG-10348/R001/F002





LEGEND:



The Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

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

Figure:

3

Scale:

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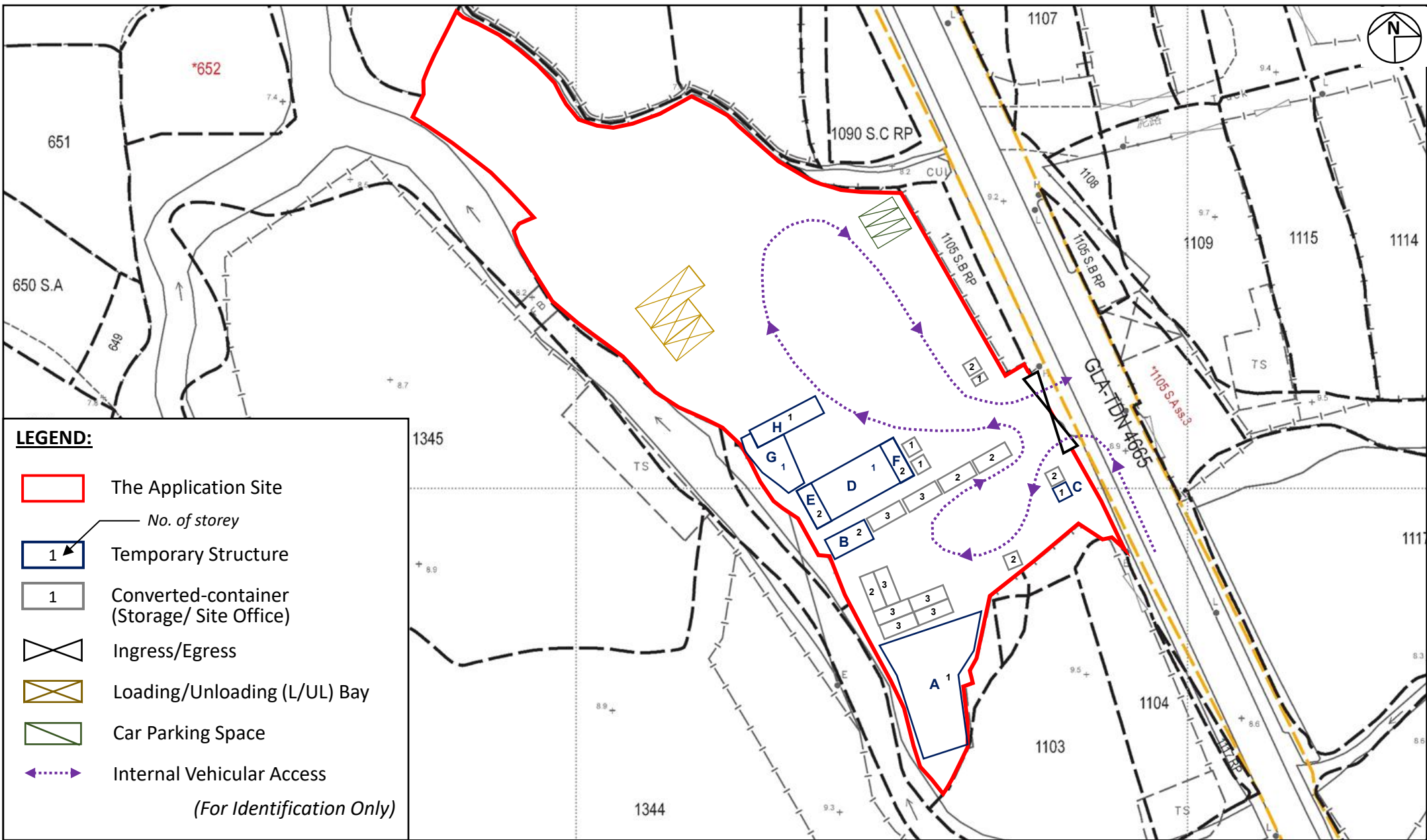
Date:

Apr 2026

Ref.: ADCL/PLG-10348/R001/F003



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
 Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
 Layout Plan

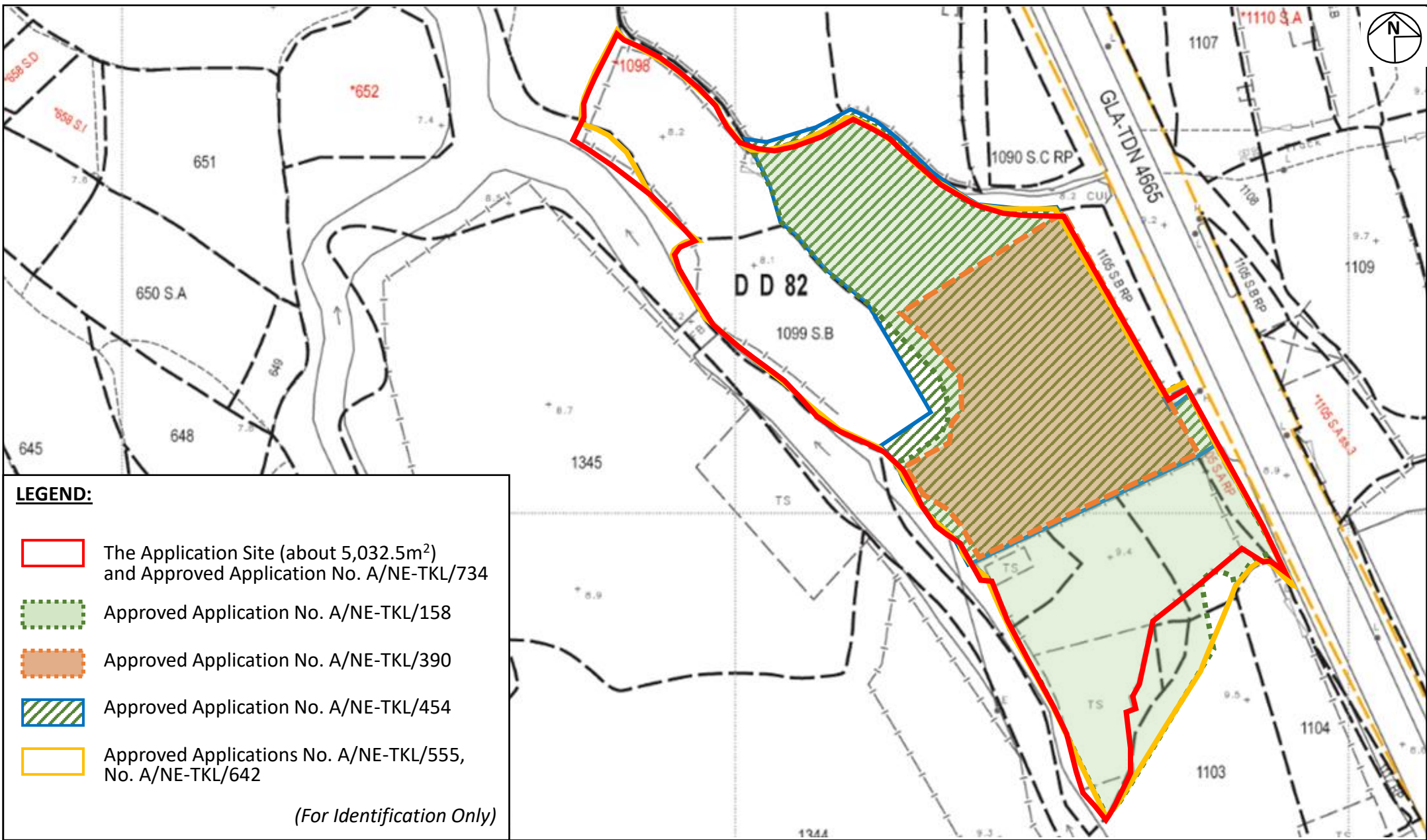
Figure:
 4

Scale:
 Not to Scale

Date:
 Apr 2026

Ref.: ADCL/PLG-10348/R001/F004





LEGEND:

- The Application Site (about 5,032.5m²) and Approved Application No. A/NE-TKL/734
- Approved Application No. A/NE-TKL/158
- Approved Application No. A/NE-TKL/390
- Approved Application No. A/NE-TKL/454
- Approved Applications No. A/NE-TKL/555, No. A/NE-TKL/642

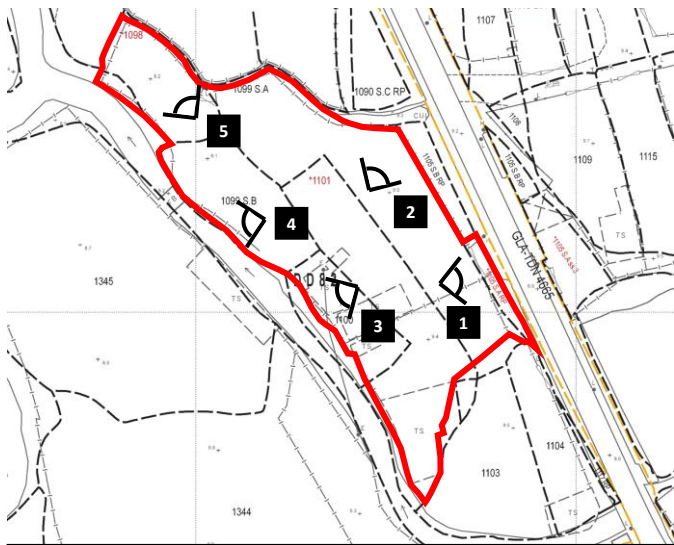
(For Identification Only)

Project:
 Section 16 Planning Application for 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories
 (Renewal of Planning Application No. A/NE-TKL/734)


Title:
 Application Area covered with Previous Planning Approvals
 Ref.: ADCL/PLG-10348/R001/F004-1


Figure:
 4-1
Scale:
 Not to Scale
Date:
 Apr 2026





LEGEND: (For Identification Only)

 Site Boundary

 Viewpoint



Project:
 Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
 Current Conditions of the Existing Trees (Photos taken in April 2026)

Figure:
 5

Scale:
 Not to Scale

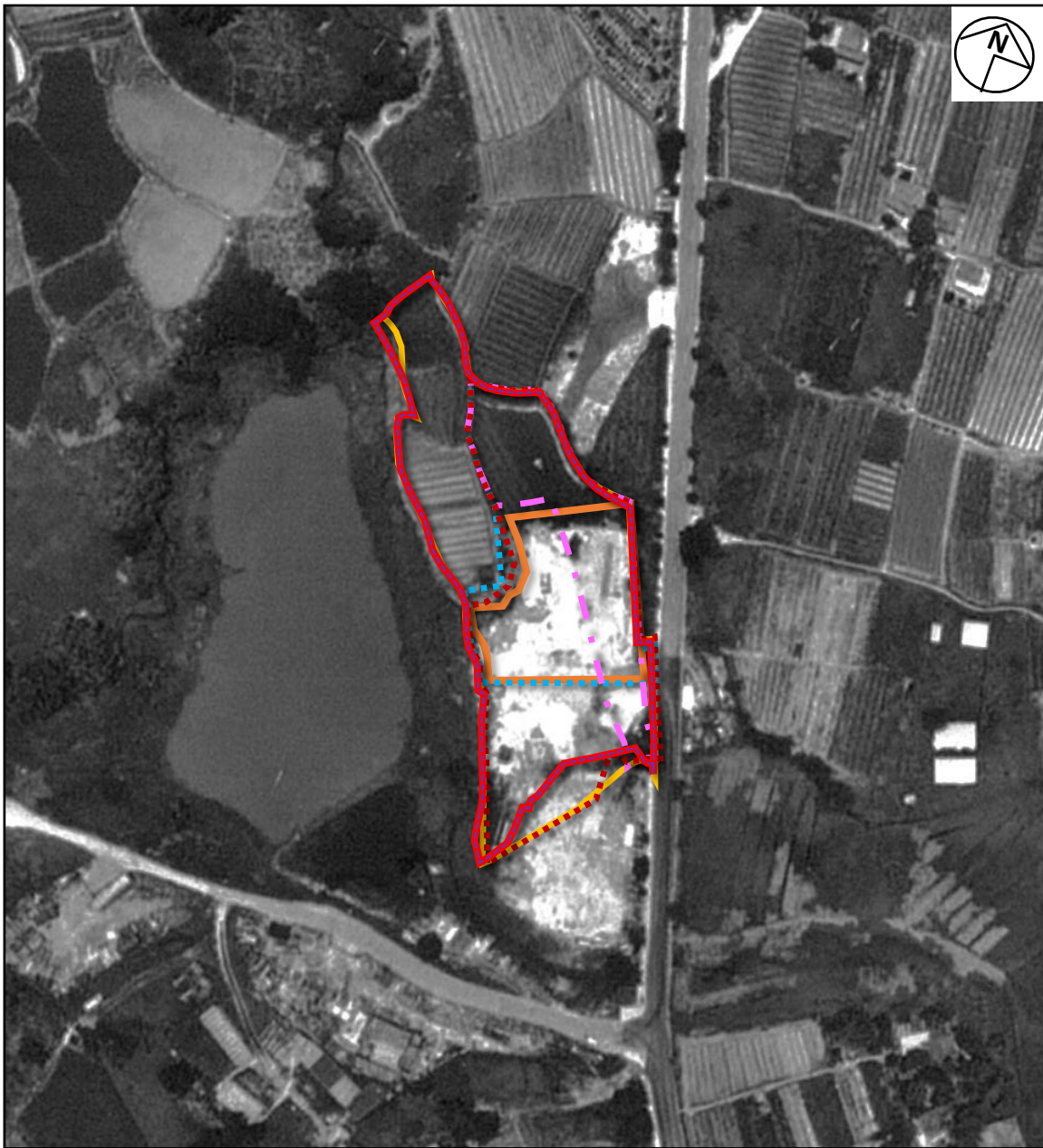
Date:
 Apr 2026

Ref.: ADCL/PLG-10348/R001/F005



List of Illustrations

Illustration 1	Aerial Photo (No. A21850) taken on 27.07.1990
Illustration 1-I	Enlarged Aerial Photo (No. A21850) taken on 27.07.1990
Illustration 2	Enlarged Aerial Photo (No. A05550) taken on 03.08.1986



LEGEND:

(For Identification Only)

- The Application Site
- Lot 1099 S.A Boundary
(This Lot was Subject to No Objection to be utilised for Open Storage of Construction Materials by LandsD as per their letter dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) in **Appendix 1** attached)
- Approved Area for Open Storage of Construction Equipment by the Board on 24.08.2001 (**Application No. A/NE-TKL/158**)
- Approved Area for Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) by the Board on 21.09.2012 (**Application No. A/NE-TKL/390**)
- Approved Area for Open Storage of Construction Equipment by the Board on 22.11.2013 (**Application No. A/NE-TKL/454**)
- Approved Area for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office by the Board on 25.08.2017 and 15.9.2020 (**Application No. A/NE-TKL/555, Application No. A/NE-TKL/642**)
- Approved Area for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office by the Board on 11.8.2023 (**Application No. A/NE-TKL/734**) Latest Planning Approval, same boundary as the Current Application)

Project:

Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

Aerial Photo (No. A21850) taken on 27.07.1990

Illustration:

1

Scale:

Not to Scale

Date:

Apr 2026

Ref.: ADCL/PLG-10348/R001/1001



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

(For Identification Only)

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Project:

Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

Enlarged Aerial Photo (No. A21850) taken on 27.07.1990

Illustration:

1-1

Scale:

Not to Scale

Date:

Apr 2026

Ref.: ADCL/PLG-10348/R001/I001-1



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

(For Identification Only)

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- Lot 1099 S.A Boundary
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Project:
Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
Aerial Photo (No. A05550)
taken on 03.08.1986

Illustration:
2

Scale:
Not to Scale

Date:
Apr 2026

Ref.: ADCL/PLG-10348/R001/1002

List of Appendices

Appendix I	Letter from Lands Department dated 22.07.1986 concerning “No Objection” view on Lot 1099 S.A being utilized for Open Storage of Construction Materials
Appendix II	Discharge letters for approval conditions (d) to (i) of last approved application (No. A/NE-TKL/734)
Appendix III	Drainage Proposal (Accepted by DSD under last approved application (No. A/NE-TKL/734)
Appendix IV	Key Plan of the As-Built Drainage Plan and Current Conditions of the Existing Drainage Facilities (Photos taken in Apr 2026)

Appendix I

Letter from Lands Department dated 22.07.1986 concerning “No Objection” view on Lot 1099 S.A being utilized for Open Storage of Construction Materials

北 區 地 政 處

新 界 粉 嶺 馬 會 道
粉 嶺 總 站 處



DISTRICT LANDS OFFICE, NORTH

Jockey Club Road,
Fanling Roundabout,
Fanling, New Territories.

本處檔案 Our Ref: (5) in LRF 243/NAT/80

來函編號 Your Ref:

Tel. No.: 0-902643

Mr. H. Tat-tsoi,

2-2 JUL 1986

Dear Sir,

Lot No. 1099SA in DD 82

I refer to your letter dated 8 April 1986.

While I have no objection to your using the subject lot which is an Old Scheduled Agricultural lot as open storage of construction materials, I regret that your application for erecting a watchman shed thereon cannot be approved as you are not entitled to such a structure under the provisions of the Block Crown Lease.

Yours faithfully,

(Johnny Ho)
Estate Surveyor

for District Lands Officer/North

Encl. With chinese translation

LCH/al

北區地政處用箋

第 號 頁 檔號 (5) in LUT 203/NAT/82

第八十二約地段第一〇九九SA號
李達財先生：

本年四月八日的來信收到了。

我並不反對你使用那幅舊批農業地段作露天存放
建築原料的用途；不過，對於你在土地上興建一間更寮
的申請，本處不能予以批准，原因是根據集體官契的條
款，你無權築建這類建築物。

署理北區地政專員祁富知

(產業測量師何兆強代行)

一九

年

月

22/7/82

Appendix II

Discharge letters for approval conditions (d) to (i) of last approved application (No. A/NE-TKL/734)

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference ADCL/PLG-10271/L013
本署檔號 Our Reference () in TPB/A/NE-TKL/734
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax [REDACTED]

23 January 2025

Aikon Development Consultancy Ltd.

[REDACTED]
(Attn.: Isa YUEN)

Dear Sir/Madam,

**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 in “Agriculture” Zone,
Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part)
and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (d) for Planning Application No. A/NE-TKL/734)**

I refer to your submission dated 14.1.2025 for compliance with approval condition (d) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel WANG; Tel.: 2300 1135) has been consulted and considered the approval condition (d) has been complied with. Her advisory comments are attached at **Appendix I** for your reference. Please proceed to implement the accepted drainage proposal for compliance with approval condition (e).

Should you have any other queries related to planning matters, please contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr. Samuel WANG; Tel. No.: 2300 1135):

- (i) the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from District Lands Office/ North, Lands Department and/or relevant private lot owners should be sought;
- (ii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (iii) the applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from;
- (iv) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary;
- (v) the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments; and
- (vi) the applicant shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference ADCL/PLG-10271/L014
本署檔號 Our Reference () in TPB/A/NE-TKL/734
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax [REDACTED]

11 March 2025

Aikon Development Consultancy Ltd.
[REDACTED]

(Attn.: Isa YUEN)

Dear Sir/Madam,

**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 in “Agriculture” Zone,
Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part)
and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKL/734)**

I refer to your submission dated 3.2.2025 for compliance with approval condition (e) in relation to the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel WANG; Tel.: 2300 1135) has been consulted and considered that approval condition (e) has been complied with. Her comments are attached at **Appendix I** for your reference.

Should you have any other queries related to planning matters, please contact Ms. Sheren LEE of this Office at 2158 6391.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr. Samuel WANG; Tel. No.: 2300 1135):

- (i) the applicant should be reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
- (ii) the applicant shall make sure that rain water falling onto the subject site shall be connected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system; and
- (iii) the applicant shall be reminded that no debris, construction waste or polluted water without treatment should be discharged to the downstream watercourse and public drainage facilities.

規 劃 署

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Planning Department

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Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-TKL/734
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Ltd.

By Post and Fax [REDACTED]

11 October 2023

[REDACTED]
(Attn.: Miss Zoe LAU)

Dear Sir/Madam,

**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 in "Agriculture" Zone,
Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part)
and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKL/734)**

I refer to your submission dated 28.9.2023 for compliance with approval condition (g) in relation to the provision of fire extinguisher(s) under the captioned planning application.

Director of Fire Services, Fire Services Department (Contact person: Mr. TANG Ning-chi; Tel.: 2733 7735) has been consulted and considered approval condition (g) has been complied with.

Should you have any queries, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-TKL/734
電話號碼 Tel. No.: 2158 6237
傳真機號碼 Fax No.: 2691 2806

新界葵涌

郵遞及傳真

(經辦人：李小姐/林小姐)

女士：

在劃為「農業」地帶
的新界坪輦丈量約份第 82 約地段第 1098 號(部分)、第 1099
號 A 分段(部分)、第 1099 號 B 分段(部分)、第 1100 號(部分)、
第 1101 號(部分)及第 1105 號 A 分段餘段和毗連政府土地
關設臨時露天存放建築材料、器材及機械連附屬存放建築器
材、機械、工具和辦公室(為期 3 年)

(履行規劃申請編號：A/NE-TKL/734 的規劃許可附帶條件(h)項)

本署於二零二三年十二月一日收到你有關履行規劃許可附帶條件(h)項
所提交的滅火水源及消防裝置建議，現回覆如下：

消防處處長已審視你提交的文件，並認為有關建議可以接納。因此，你
已經履行規劃許可附帶條件(h)項。他的建議夾附在附件一(只提供英文版本)。

如有任何有關落實滅火水源及消防裝置建議的疑問，請聯絡消防處華置
律先生(電話：2733 5844)。如有其他規劃疑問，請與本署莊琬婷女士(電話：
2158 6241)聯絡。

規劃署署長

(馮天賢



代行)

二零二三年十二月二十七日

附件一

Comments of the Director of Fire Services, Fire Services Department (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844):

The applicant is advised to submit a full set of FS.251 which should incorporate all FSIs proposed in the endorsed FSI proposal for further arrangement of FSI acceptance inspection.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室

**Planning Department**

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District Planning Office
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N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPN/A/NE-TKL/734
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

新界葵涌

郵遞及傳真

(經辦人：李小姐/林小姐)

女士：

在劃為「農業」地帶的
坪輦丈量約份第 82 約地段第 1098 號(部分)、第 1099 號 A 分
段(部分)、第 1099 號 B 分段(部分)、第 1100 號(部分)、第
1101 號(部分)及第 1105 號 A 分段餘段和毗連政府土地
闢設臨時露天存放建築材料、器材及機械連附屬存放建築器
材、機械、工具和辦公室(為期三年)

(履行規劃申請編號：A/NE-TKL/734 的規劃許可附帶條件(i)項)

本署於二零二四年一月十五日收到你有關履行規劃許可附帶條件(i)項就所提交提供滅火水源及消防裝置的資料，現回覆如下：

消防處處長已審視你提交的文件，並認為你所提交的資料可以接納。因此，你已經履行規劃許可附帶條件(i)項。

如你有其他規劃疑問，請與本署李思慧女士(電話：2158 6391)聯絡。

規劃署署長

(陳巧賢 代行)

二零二四年四月三十日

Appendix III

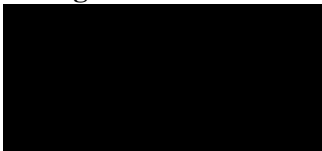
Drainage Proposal (Accepted by DSD under last approved application (No. A/NE-TKL/734))

**Application No. A_NE-TKL_734
at Lots 1098 (Part), 1099 S.A
(Part), 1099 S.B (Part), 1100 (Part),
1101 (Part) and 1105 S.A RP in
D.D. 82 and Adjoining
Government Land (GL), Ping Che,
Ta Kwu Ling, New Territories**

Drainage Proposal

1st Amendment

Wings & Associates Consulting Engineers Ltd.



November 2024

CONTENTS

1. INTRODUCTION
2. AMENDMENT SYNOPSIS
3. CONCLUSION

APPENDICE

- | | |
|------------|--|
| Appendix A | Location Plan from Planning Department |
| Appendix B | Drainage Design Calculation |
| Appendix C | Construction Drawing |

1. INTRODUCTION

The drainage proposal is under the application where the area is proposed for temporary open storage of construction materials, equipment, and machinery with ancillary storage of construction equipment, machinery, tools and site office for a period of three years.

The subject site is located at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part) and 1105 S.A RP in D.D. 82 and Adjoining Government Land (GL) in Ping Che, Ta Kwu Leng.

Referring to the Government Departments' General Comments, there are comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- The area adjoining the Site, i.e. Ping Che Road, is subject to overland flows and flooding, the applicant should submit satisfactory drainage proposal to mitigate the flooding susceptibility of the area and ensure it will not cause adverse drainage impact to the adjacent area.
- The drainage proposal should be implemented by the applicant and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- the Site is in an area where no public sewerage connection is available.

2. AMENDMENT SYNOPSIS

The amendments on design report and calculation are summarized as follow:-

General Changes in calculations

- According to the site visit, the minimum size of existing channels is 250 UC. Size 225 UC are adopted for the conservative checking of drainage capacity.
- The subject lot is divided into various catchments to evaluate the drainage capacity of existing channel located in different areas in the lot.

General Changes in Drawings

Drawing No.	Changes
WNG/23238/C/DRA/001	- Detail of the cover grating is added into the drawing
WNG/23238/C/DRA/003	<ul style="list-style-type: none">- Part of the proposed 300 UC at the vehicle access gate is revised to 200 UC due to site condition.- Part of the existing U-channel is removed since it is no longer in use.- Existing U-channel connecting to catchpit B is found to be abandoned. Thus, it is removed from the drawing and not considered in the drainage calculation- Size of all existing channels are revised to 225 UC.
WNG/23238/C/DRA/004	- New drawing added to show different catchment areas.

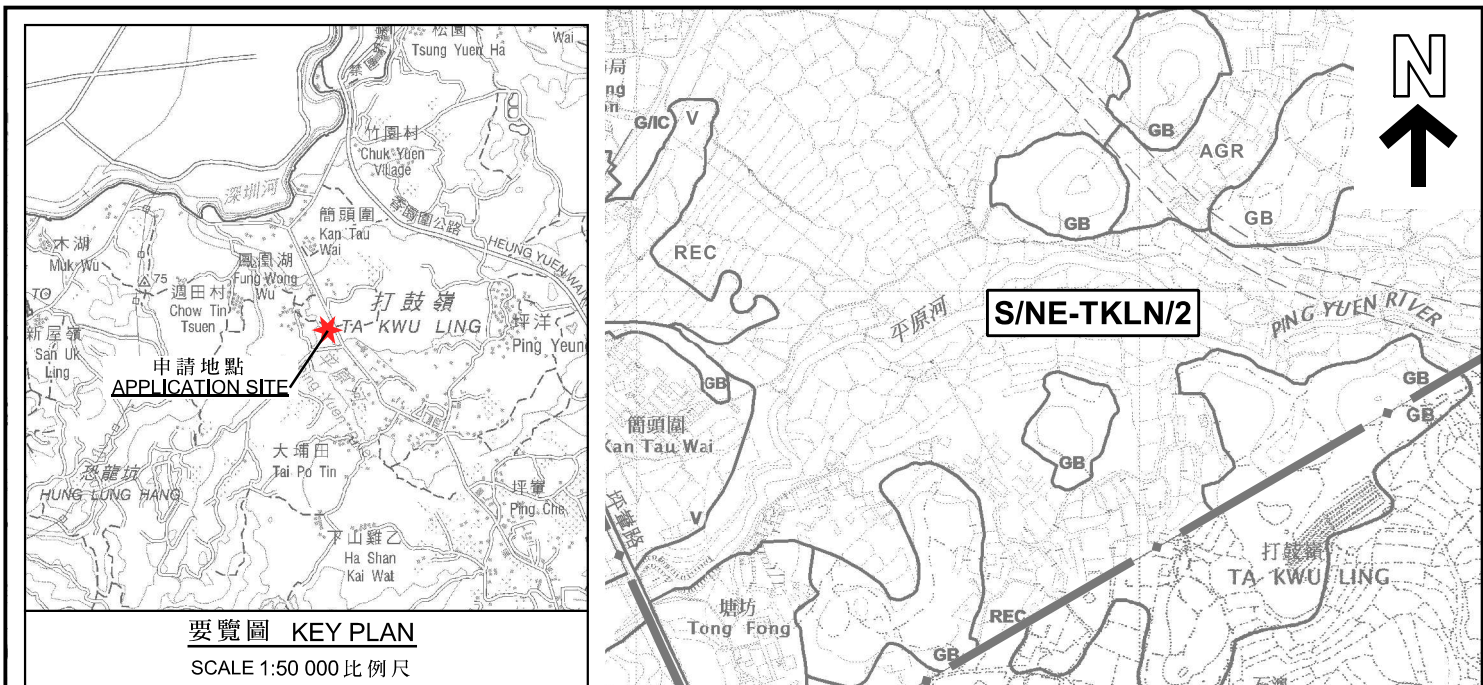
3. CONCLUSIONS

- 3.1 From the drainage calculation, the existing surface channel and catchpit is capable of receiving potential surface runoff in considering 228.6 mm/hr rainfall intensity storm effect in approximate 50 years of return period.
- 3.2 The proposed drainage system is sufficient for the expected stormwater runoff from the lot area, the subject site will not cause drainage impact to the existing drainage network and adjacent Ping Che Road.
- 3.3 Regular maintenance such as routine desilting will be carried out by the development owner for the drainage system (i.e. surface channel and pit) surrounding the site to avoid blockage and deterioration.
- 3.4 We noted the Site is in an area that no public sewerage connection. No connection to the sewerage system will be provided.

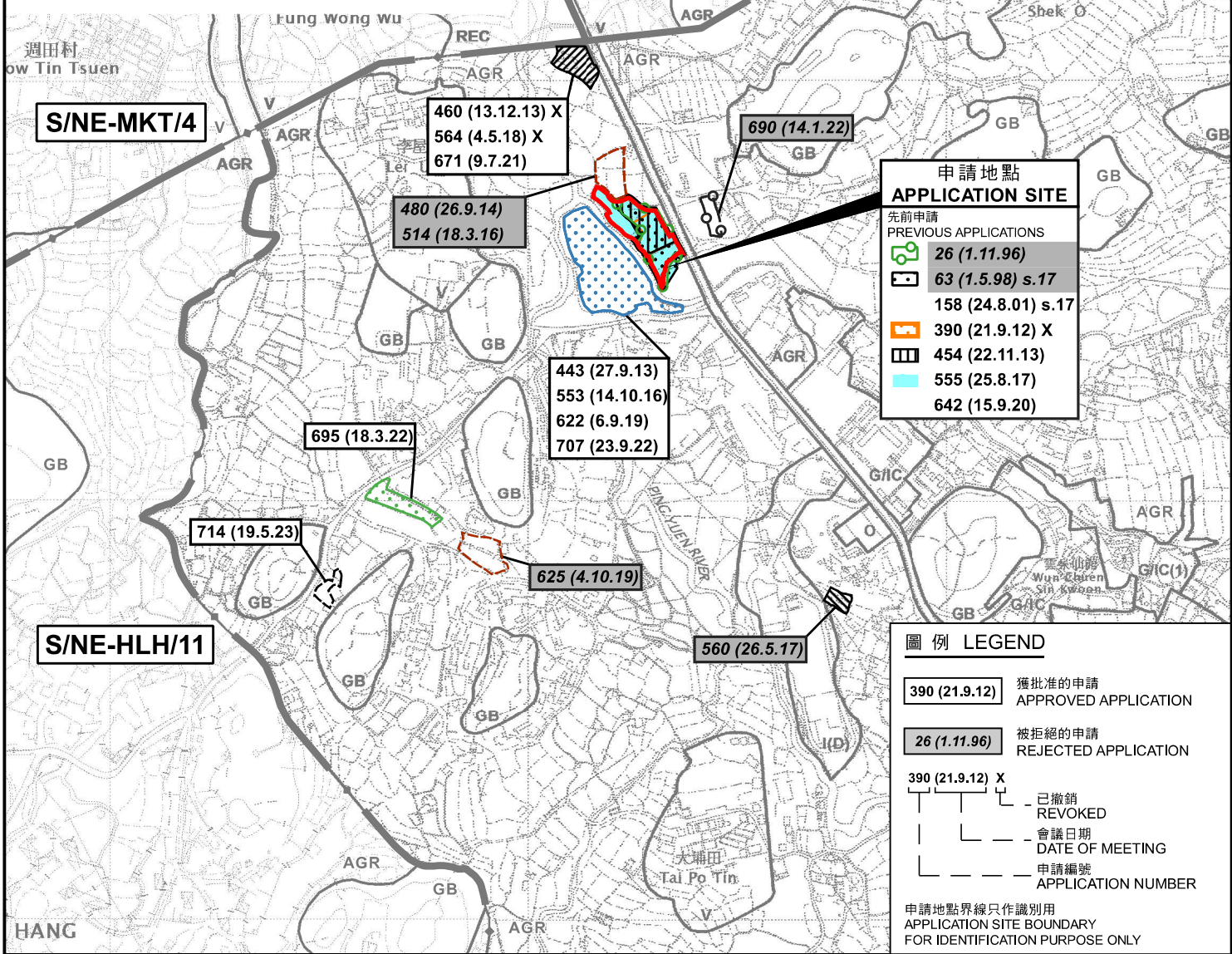
END OF TEXT

APPENDIX A

Location Plan from Planning Department



要覽圖 KEY PLAN
SCALE 1:50 000 比例尺



申請地點 APPLICATION SITE	
先前申請 PREVIOUS APPLICATIONS	
26 (1.11.96)	
63 (1.5.98) s.17	
	158 (24.8.01) s.17
390 (21.9.12) X	
454 (22.11.13)	
555 (25.8.17)	
642 (15.9.20)	

圖例 LEGEND	
390 (21.9.12)	獲批准的申請 APPROVED APPLICATION
26 (1.11.96)	被拒絕的申請 REJECTED APPLICATION
390 (21.9.12) X	已撤銷 REVOKED
	會議日期 DATE OF MEETING
	申請編號 APPLICATION NUMBER
申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

本摘要圖於2023年8月2日擬備，所根據的資料為：
 於2017年12月5日核准的分區計劃大綱圖編號S/NE-HLH/11、
 於2017年12月5日核准的分區計劃大綱圖編號S/NE-MKT/4、
 於2010年2月2日核准的分區計劃大綱圖編號S/NE-TKL/14及
 於2016年5月3日核准的分區計劃大綱圖編號S/NE-TKLN/2
 EXTRACT PLAN PREPARED ON 2.8.2023
 BASED ON OUTLINE ZONING PLANS No.
 S/NE-HLH/11 APPROVED ON 5.12.2017,
 S/NE-MKT/4 APPROVED ON 5.12.2017,
 S/NE-TKL/14 APPROVED ON 2.2.2010 AND
 S/NE-TKLN/2 APPROVED ON 3.5.2016

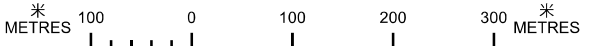
位置圖 LOCATION PLAN
 臨時露天存放建築材料、器材及機械連附屬存放建築器材、機械、工具和辦公室(為期3年)
 新界坪壙丈量約份第82約地段第1098號(部分)、第1099號A分段(部分)、第1099號
 B分段(部分)、第1100號(部分)、第1101號(部分)及第1105號A分段餘段和毗連政府土地
 TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT
 AND MACHINERIES WITH ANCILLARY STORAGE OF CONSTRUCTION EQUIPMENT,
 MACHINERIES, TOOLS AND SITE OFFICE FOR A PERIOD OF 3 YEARS
 LOTS 1098 (PART), 1099 S.A (PART), 1099 S.B (PART), 1100 (PART), 1101 (PART)
 AND 1105 S.A RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, N.T.
 SCALE 1:7 500 比例尺

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
A/NE-TKL/734

圖 PLAN
A-1





圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2023年8月2日擬備，
所根據的資料為地政總署於2022年3月8日
拍得的航攝照片編號E153392C_R
EXTRACT PLAN PREPARED ON 2.8.2023
BASED ON AERIAL PHOTO No. E153392C_R
TAKEN ON 8.3.2022 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時露天存放建築材料、器材及機械連附屬存放建築器材、機械、工具和辦公室(為期3年)
新界坪輦丈量約份第82約地段第1098號(部分)、第1099號A分段(部分)、第1099號
B分段(部分)、第1100號(部分)、第1101號(部分)及第1105號A分段餘段和毗連政府土地
TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT
AND MACHINERIES WITH ANCILLARY STORAGE OF CONSTRUCTION EQUIPMENT,
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LOTS 1098 (PART), 1099 S.A (PART), 1099 S.B (PART), 1100 (PART), 1101 (PART)
AND 1105 S.A RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, N.T.

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/NE-TKL/734

圖 PLAN
A-3

APPENDIX B

Drainage Design Calculation

Design Calculation of U-Channel																											
Project :		Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of Three Years at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part) and 1105 S.A RP in D.D. 82 and Adjoining Government Land (GL), Ping Che, Ta Kwu Ling, New Territories																									
Reference code:		Stormwater Drainage Manual 2018 & Geotechnical Manual for Slope																									
Assumption:		Runoff Coefficient for grass 0.2 (Steep and sandy grassland)																									
		Runoff Coefficient for concrete 1.0																									
Catchment A		278.9 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment B		855.3 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment C		356.9 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment D		76.5 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment E		881.6 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment F		148.0 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment G		1002.0 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Catchment H		1045.0 m ² (Effective catchment inside subject lots)										Rainfall Intensity = 300.0 mm/hr															
Abbreviation and Terms:		Allowance 10.0 % reduction in flow area due to permissible degradation between desilting cycles USCP Upstream Catchpit RAINFALL INTENSIT Rainfall Intensity, mm/hr DESIGN FLOW Design Flow m ³ /s DSCP Downstream Catchpit RUNOFF COEF. Runoff Coefficient SIZE Channel Size, mm USGL Upstream Ground Level, mPD CATCHMENT Catchment Area, m ² UC TYPE Channel Type USIL Upstream Invert Level, mPD EFF. AREA Effective Area, m ² VEL. Velocity of Channel by Manning's Equation where n = 0.013 DSIL Downstream Invert Level, mPD CUM. AREA Cumulative Effective Area, m ² FLOW CAP. Fullbore Capacity m ³ /s INVERT DIFF. INVERT DIFFERENCE, m SLOPE Channel Gradient, 1 in LENGTH Channel Length, m SPARE CAP. Spare Capacity m ³ /s																									
Cathcment		USGL	DSGL	USIL	DSIL	AVG. DEPTH	INVERT DIFF.	LENGTH	GRADIENT	RAINFALL INTENSITY	RUNOFF COEF.	CATCH MENT	Affected Area	EFF. AREA	DESIGN FLOW	CUM. INFILTRATION	SIZE	TYPE	VEL	ALLOWANCE (REDUCTION %)	FLOW CAP.	SPARE CAP.	UTILISA TION	RESUL T	A	P	R
		mPD	mPD	mPD	mPD	m	m	m	1 in	mm/hr		m ²	(catchment)	m ²	m ³ /s	m ³ /s	mm		m/s		m ³ /s	m ³ /s	%		(m ²)	(m)	(m)
A	P1 to P3	9.40	9.40	9.10	8.93	0.47	0.17	17.3	100	300.0	1	278.9	A	278.9	0.02326	0.02326	200	UC	1.4	10	0.113	0.090	21	OK	0.081	1.060	0.077
Discharge															0.02326	0.02326	200	UC	1.4	10	0.113	0.090	21	OK	0.081	1.060	0.077
D	P4 to P3	9.40	9.40	9.10	8.93	0.47	0.17	8.6	51	300.0	1	76.5	D	76.5	0.00638	0.00638	300	UC	2.4	10	0.287	0.281	2	OK	0.118	1.111	0.106
Discharge															0.00638	0.00638	300	UC	2.4	10	0.287	0.281	2	OK	0.118	1.111	0.106
A+B+D	P3 to P5	9.40	9.00	8.93	8.40	0.60	0.53	38.4	72	300.0	1	1210.7	A+B+D	1210.7	0.10097	0.10097	300	UC	2.1	10	0.322	0.221	31	OK	0.153	1.371	0.112
Discharge															0.10097	0.10097	300	UC	2.1	10	0.322	0.221	31	OK	0.153	1.371	0.112
B	P2 to P5	9.40	9.00	9.10	8.70	0.30	0.40	11.2	28	300.0	1	855.3	B	855.3	0.07133	0.07133	300	UC	3.0	10	0.217	0.146	33	OK	0.072	0.771	0.094
Discharge															0.07133	0.07133	300	UC	3.0	10	0.217	0.146	33	OK	0.072	0.771	0.094
C	P7 to P8	9.00	9.00	8.75	8.60	0.40	0.15	11.3	75	300.0	1	356.9	C	356.9	0.02977	0.02977	300	UC	1.9	10	0.192	0.163	15	OK	0.099	0.971	0.102
Discharge															0.02977	0.02977	300	UC	1.9	10	0.192	0.163	15	OK	0.099	0.971	0.102

C	P6 to P8	9.00	9.00	8.90	8.70	0.30	0.20	17.6	88	300.0	1	356.9	C	356.9	0.02977	0.02977	225	UC	1.5	10	0.083	0.053	36	OK	0.056	0.728	0.077
Discharge															0.02977	0.02977	225	UC	1.5	10	0.083	0.053	36	OK	0.056	0.728	0.077
F	P9 to P8	9.00	9.00	8.73	8.50	0.50	0.23	22.4	100	300.0	1	148.0	F	148.0	0.01234	0.01234	225	UC	1.5	10	0.144	0.132	9	OK	0.096	1.128	0.085
Discharge															0.01234	0.01234	225	UC	1.5	10	0.144	0.132	9	OK	0.096	1.128	0.085
G	P9 to P10	9.00	8.10	8.50	7.65	0.45	0.85	24.6	29	300.0	1	1002.0	G	1002.0	0.08357	0.08357	225	UC	2.7	10	0.236	0.153	35	OK	0.086	1.028	0.084
Discharge															0.08357	0.08357	225	UC	2.7	10	0.236	0.153	35	OK	0.086	1.028	0.084
E	P11 to P10	9.00	8.10	7.90	7.65	0.45	0.25	14.5	58	300.0	1	881.6	E	881.6	0.07353	0.07353	225	UC	1.9	10	0.167	0.093	44	OK	0.086	1.028	0.084
Discharge															0.07353	0.07353	225	UC	1.9	10	0.167	0.093	44	OK	0.086	1.028	0.084
H	P12 to P11	8.20	8.10	7.90	7.65	0.45	0.25	27.6	110	300.0	1	1045.0	H	1045.0	0.08715	0.08715	225	UC	1.4	10	0.121	0.034	72	OK	0.086	1.028	0.084
Discharge															0.08715	0.08715	225	UC	1.4	10	0.121	0.034	72	OK	0.086	1.028	0.084

APPENDIX C

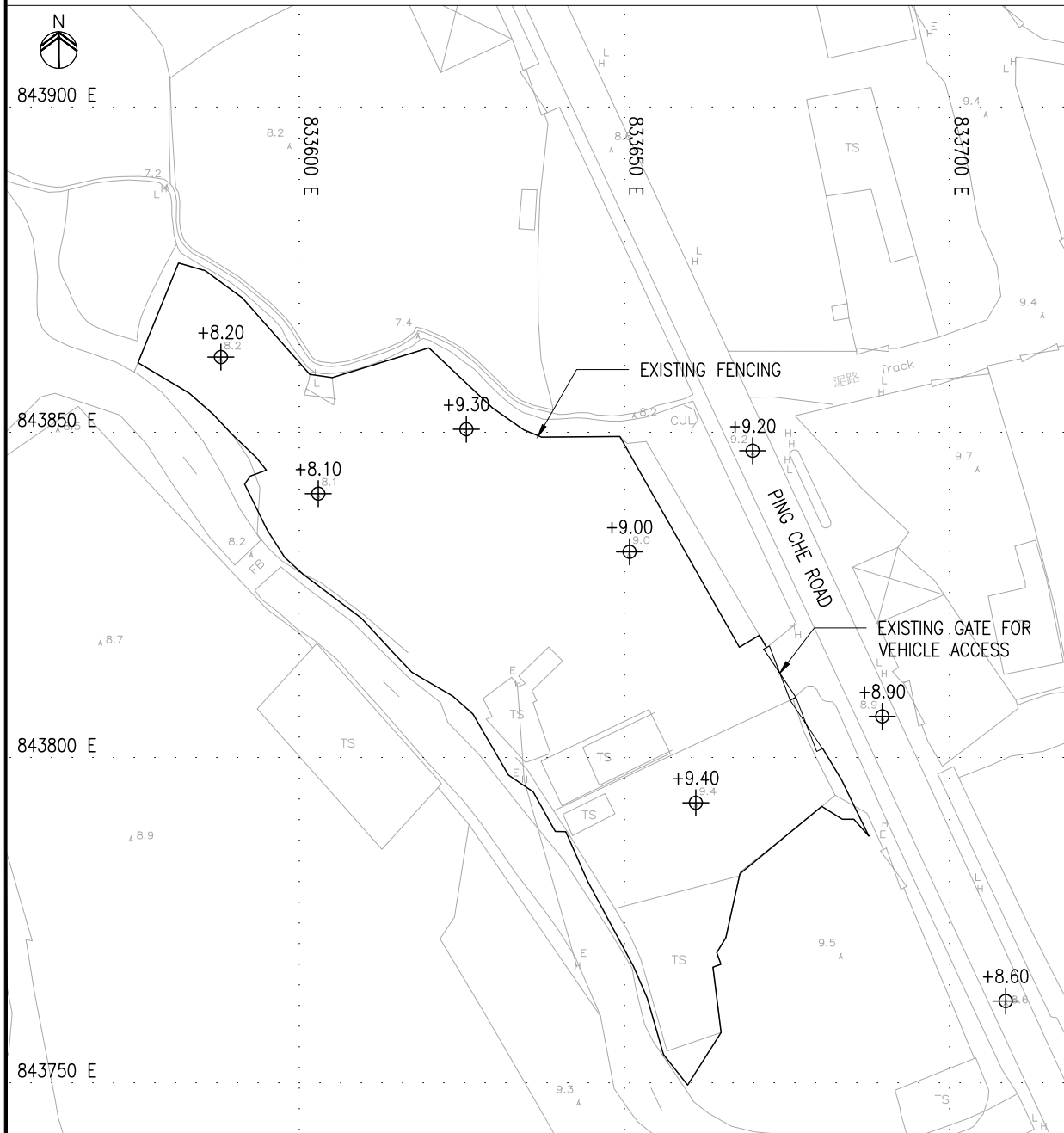
Construction Drawing

GENERAL NOTES:

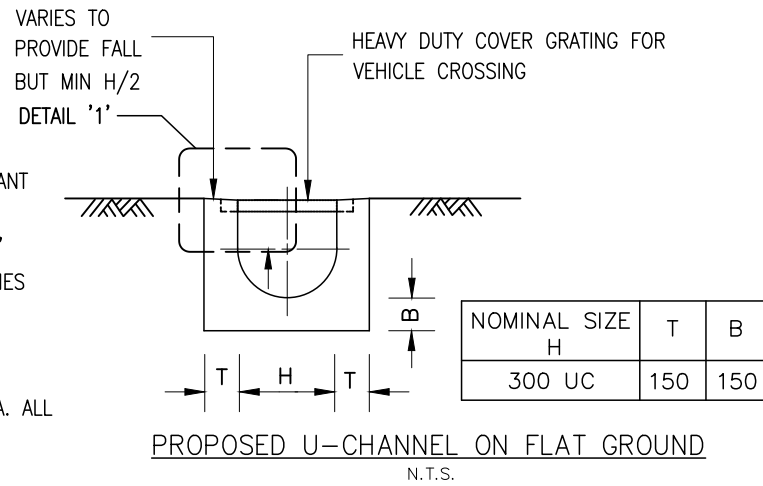
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD UNLESS OTHERWISE STATED.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
4. COORDINATES ARE BASED ON THE HONG KONG METRIC GRID (1980).
5. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND STANDARD DRAWINGS.
6. WORKS SHALL COMPLY WITH THE HONG KONG BUILDING (CONSTRUCTION) REGULATIONS, RELEVANT CODES OF PRACTICE, AND RELEVANT PRACTICE NOTES.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CARE NOT TO DISTURB INTERFERE WITH OR CAUSE DAMAGE TO ADJACENT STRUCTURES, PROPERTIES AND PUBLIC UTILITIES.
8. ALL SETTING-OUT COORDINATES, DIMENSIONS AND LEVELS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE, AND ANY DISCREPANCIES SHALL BE REPORTED.
9. THE CONTRACTOR SHALL REPORT IMMEDIATELY IF THE ACTUAL GROUND WATER TABLE AND GROUND CONDITION REVEALED DURING CONSTRUCTION ARE DIFFERENT FROM THE DESIGN ASSUMPTIONS.
10. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND HYGIENIC CONDITION. ALL SURPLUS MATERIAL AND WASTE OF ANY KIND WHATSOEVER GENERATED BY THE CONTRACTOR OR BY THE WORKS SHALL BE CLEARED AWAY AND REMOVED FROM THE WORKS AREA. ALL SURPLUS MATERIAL AND WASTE SHALL BE DISPOSED.

NOTES FOR SURFACE DRAINAGE

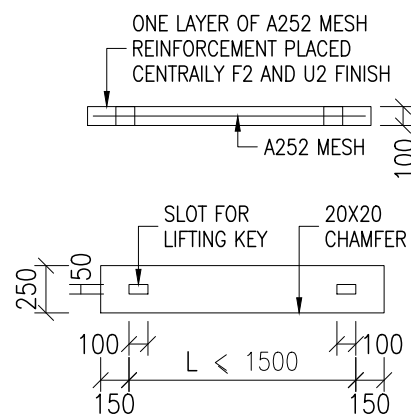
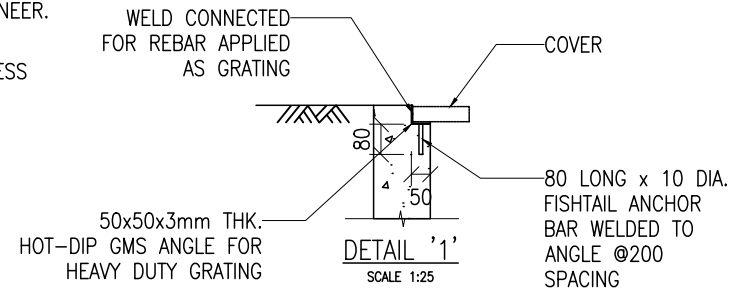
1. BEFORE CONSTRUCTION COMMENCES, THE CONTRACTOR SHALL MARK THE POSITION OF THE CHANNELS FOR VERIFICATION BY THE ENGINEER.
2. ALL CONCRETE SHALL BE 30/20D GRADE AND CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
3. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL EXISTING SURFACE DRAINAGE DUCTS AND CHANNELS WITHIN THE WORKS SITE UNLESS OTHERWISE SPECIFIED ON THE DRAWING OR INSTRUCTED BY THE ENGINEER.
4. THE ORIENTATION AND SIZE OF A DRAINAGE CHANNEL MAY BE REVISED TO SUIT SITE CONDITIONS



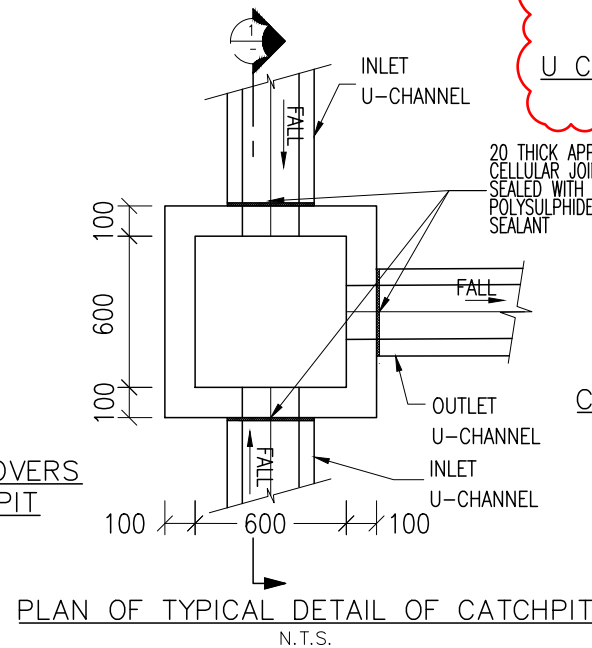
PROPOSED LAYOUT PLAN
SCALE 1:1000



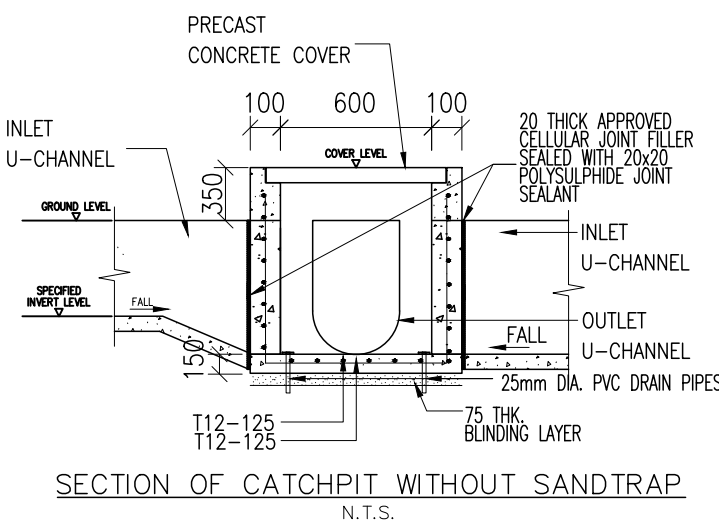
PROPOSED U-CHANNEL ON FLAT GROUND
N.T.S.



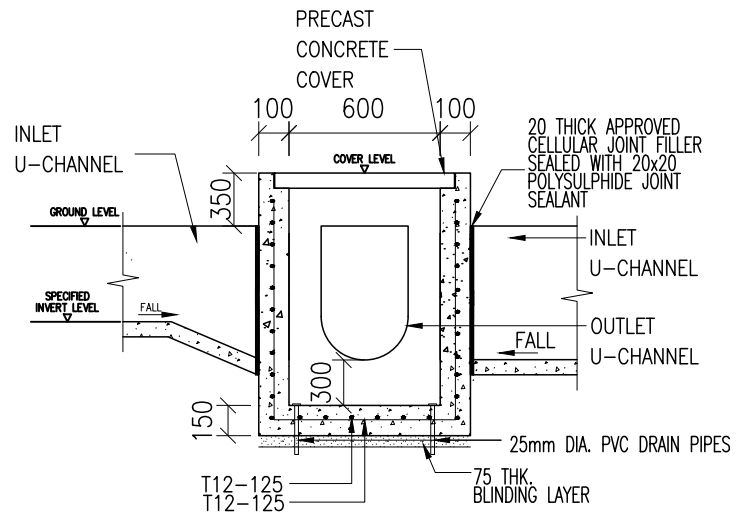
TYPICAL PRECAST CONCRETE COVERS FOR SAND TRAP AND CATCHPIT
(REFERENCE : CEDD DWG. NO. C2407B)
N.T.S.



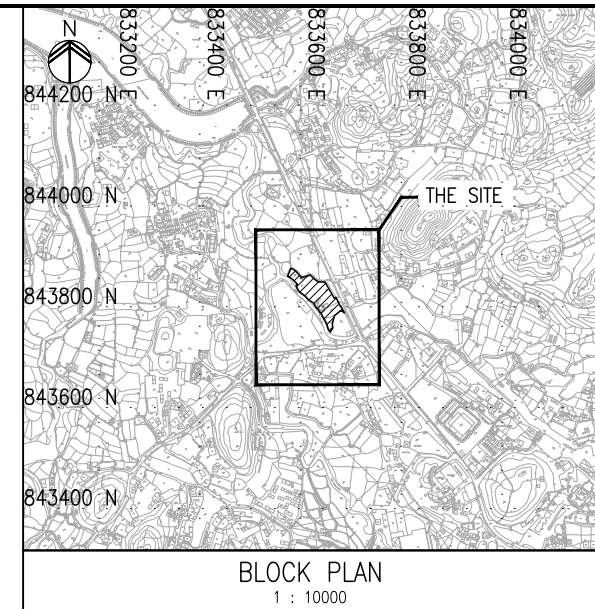
PLAN OF TYPICAL DETAIL OF CATCHPIT
N.T.S.



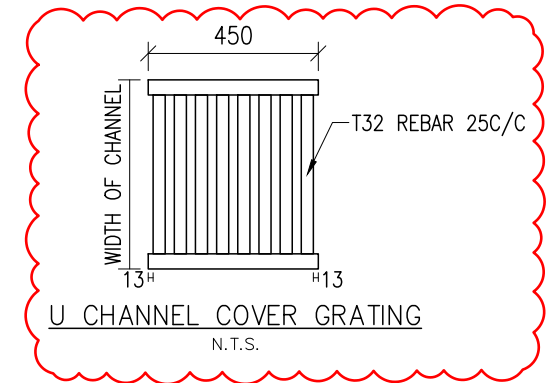
SECTION OF CATCHPIT WITHOUT SANDTRAP
N.T.S.



SECTION OF CATCHPIT WITH SANDTRAP
N.T.S.



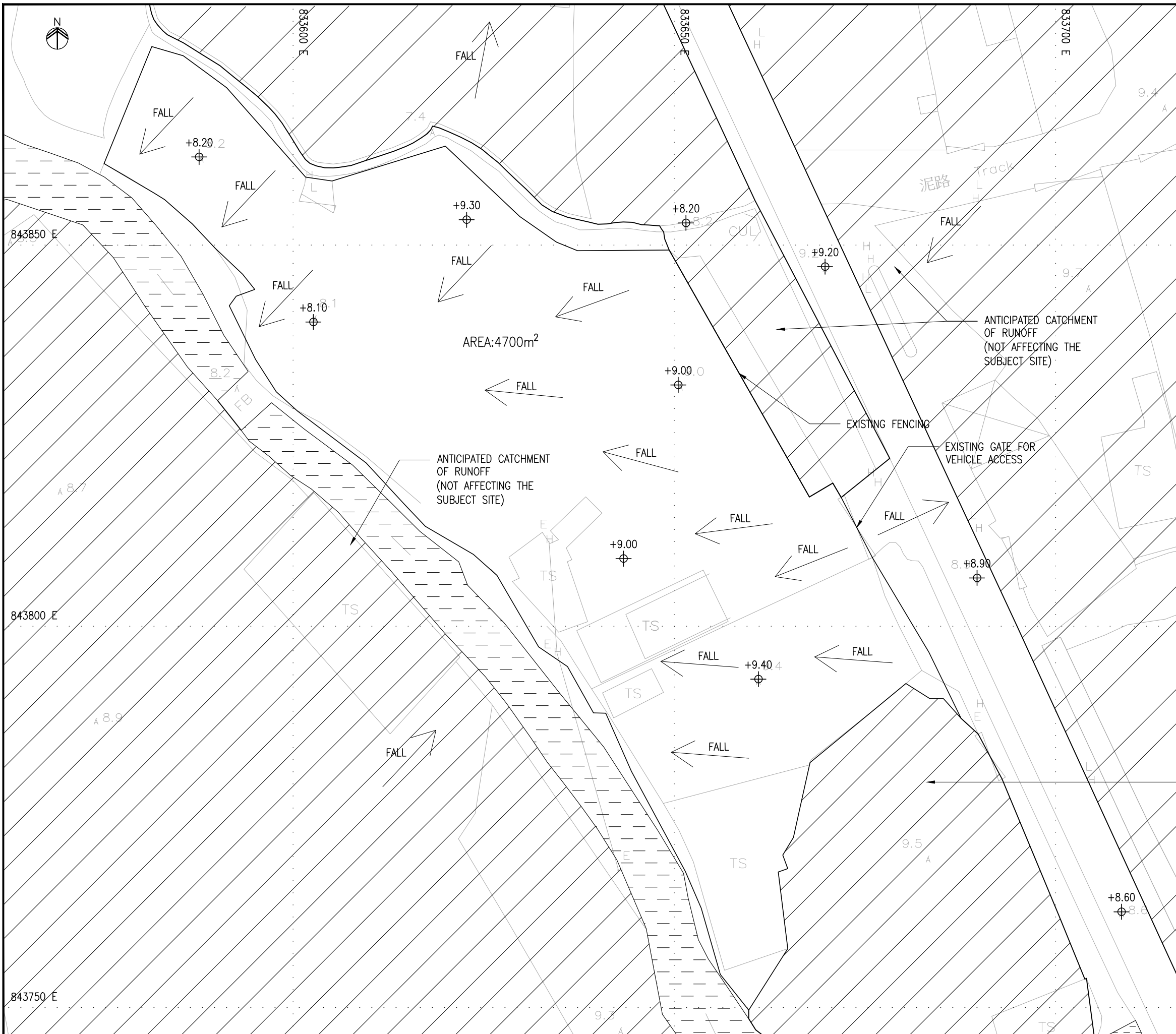
BLOCK PLAN
1 : 10000



U CHANNEL COVER GRATING
N.T.S.

CHANNEL CHANGING DIRECTION THROUGH BENDS
(REFERENCE : PAGE 100 GEOTECHNICAL MANUAL FOR SLOPES)
N.T.S.

B.D. REF.					
F.S.D. REF.					
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
<small>ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPY RIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.</small>					
SIGNATURE FOR SUBMISSION/ CONSTRUCTION					
PROJECT NO:	23238				
DRAWN BY:	HT				02/24
DESIGNED BY:	HT				02/24
CHECKED BY:	RM				02/24
APPROVED BY:					02/24
SCALE:	AS SHOWN (A3)				
CAD FILE:	WNG_23238_001_20240612				
PROJECT: DRAINAGE CONSULTANCY SERVICES FOR PLANNING APPLICATION NO. A_NE-TKL_734					
DRAWING TITLE: LAYOUT PLAN WITH GENERAL NOTES AND TYPICAL DETAILS					
DRAWING NO:	WNG/23238/C/DRA/001				REV: A
 冠翔顧問工程師有限公司 WINGS & ASSOCIATES CONSULTING ENGINEERS LTD.					

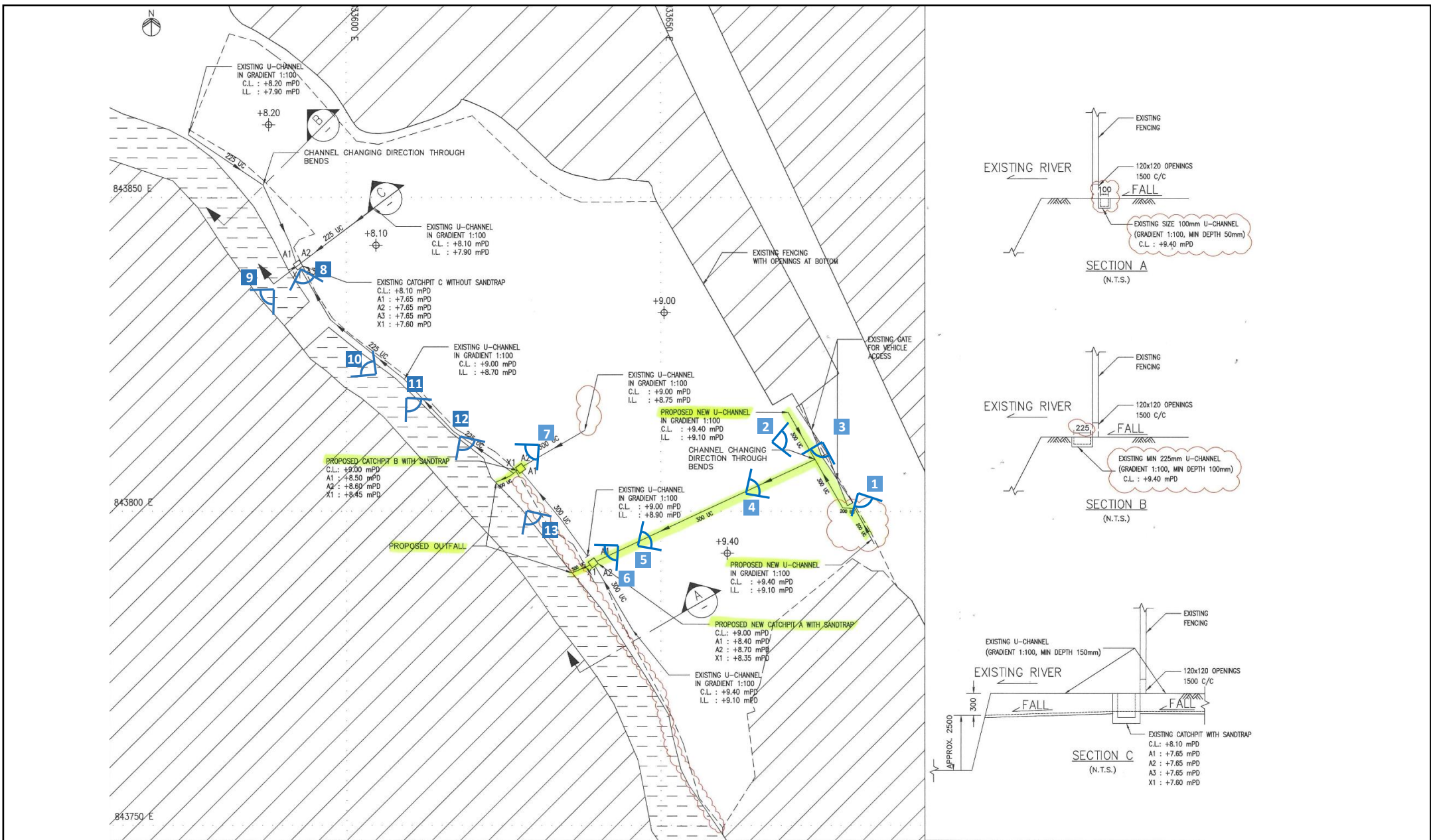


PROPOSED CATCHMENT AREA
SCALE 1:500

B.D. REF.		
F.S.D. REF.		
LEGEND:		
		EXISTING RIVER
<small>ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING <small>ALL DRAWING SPECIFICATIONS AND THEIR COPY RIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.</small> </small>		
SIGNATURE FOR SUBMISSION/ CONSTRUCTION		
PROJECT NO:	23238	
DRAWN BY:	HT	02/24
DESIGNED BY:	HT	02/24
CHECKED BY:	RM	02/24
APPROVED BY:		02/24
SCALE:	1:500 (A3)	
CAD FILE:	WNG_23238_002	
PROJECT: DRAINAGE CONSULTANCY SERVICES FOR PLANNING APPLICATION NO. A_NE-TKL_734		
DRAWING TITLE: CATCHMENT AREA OF THE SUBJECT SITE		
DRAWING NO:	WNG/23238/C/DRA/002	REV: -
翊翔顧問工程師有限公司 WINGS & ASSOCIATES CONSULTING ENGINEERS LTD.		

Appendix IV

Key Plan of the As-Built Drainage Plan and Current Conditions of the Existing Drainage Facilities
(Photos taken in Apr 2026)



Project:
 Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
 Key Plan of the As-Built Drainage Plan

Appendix:
 IV

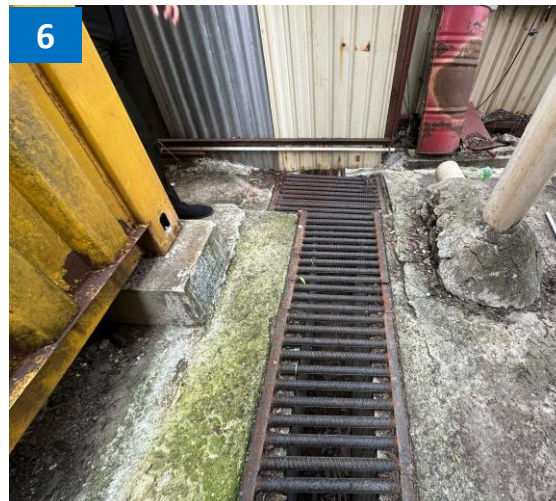
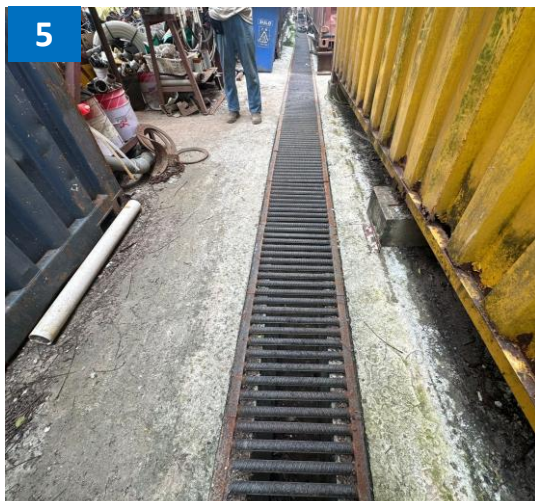
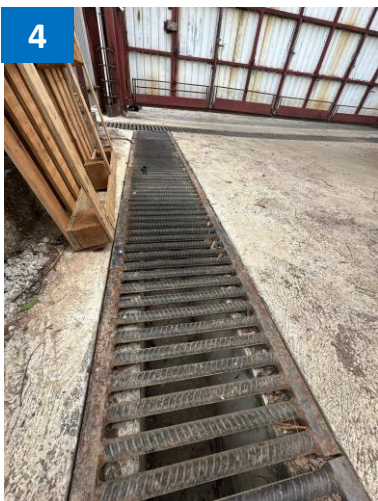
Scale:
 Not to Scale

Date:
 Apr 2026

Ref.: ADCL/PLG-10348/R001/F006



Photographic Record of Additional New U-Channels and Catchpits Implemented Under the Last Planning Approval No. A/NE-TKL/734



Project:

Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

Current Conditions of the Existing Drainage Facilities (Photos taken in Apr 2026)

Appendix :

IV

Scale:
Not to Scale

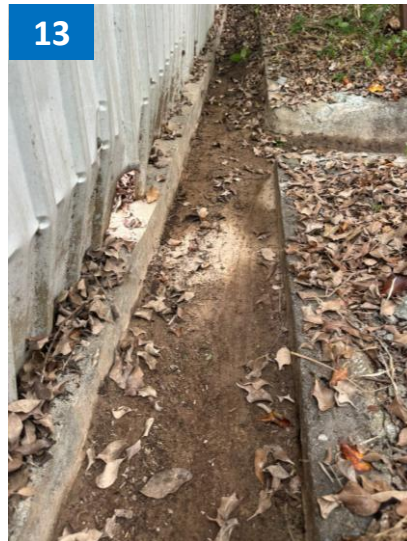
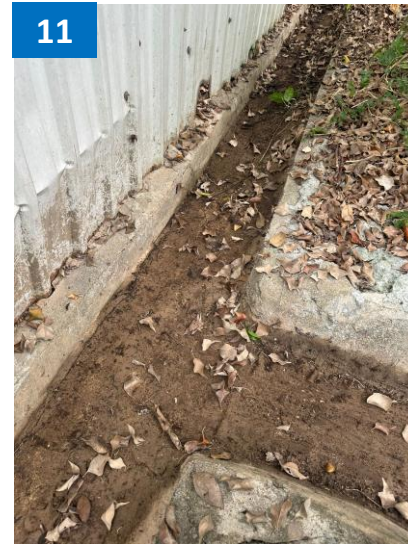
Date:
Apr 2026

Ref.: ADCL/PLG-10348/R001/F006



AIKON DEVELOPMENT CONSULTANCY LTD.

**Photographic Record of Existing U-channels and Catchpits
Implemented and Maintained Since Previous Planning Approvals**



Project:
Section 16 Planning Application for Renewal of Planning Approval for 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 at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:
Current Conditions of the Existing Drainage Facilities (Photos taken in Apr 2026)

Ref.: ADCL/PLG-10348/R001/F006

Appendix:
IV
Scale:
Not to Scale
Date:
Apr 2026