



Section 16 Planning Application

Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years

Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Planning Statement

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Prepared by

Aikon Development Consultancy Limited

Tel : [REDACTED]
Fax : [REDACTED]
Email : [REDACTED]

June 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 and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use 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 12.3.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the current application is intended to facilitate the relocation of existing business operations affected by the Yuen Long South New Development Area Stage 2 Works. This relocation aims to ensure operational continuity;*
- (b) the application site is subject to a previous approval for similar use and there is no substantial change involved under the current application;*
- (c) the proposed use is considered not incompatible with the surrounding land uses;*
- (d) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighborhood; and*
- (e) the applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

Address : [REDACTED]

地址 : [REDACTED]

Tel 電話 : [REDACTED] Email 電郵 : [REDACTED]

Fax 傳真 : [REDACTED] Web 網址 : www.aikon.hk

Aikon Development Consultancy Ltd.
毅勤發展顧問有限公司

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「是次申請」）作擬議臨時貨倉及露天存放五金及建築材料及相關的填土工程（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 84 約地段第 172 號及 174 號餘段（部分）和毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14），申請地點屬於「農業」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

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- (二) 該申請地點先前已獲准作類似用途，且本次申請並未涉及任何實質變更；
- (三) 擬議用途不會被視為與周遭土地用途不相容；
- (四) 擬議用途屬臨時性質，批准是次申請並不會損害「農業」地帶的長期規劃意向或申請地點及其鄰近地區的任何已規劃基建發展；以及
- (五) 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

Address : [REDACTED] [REDACTED]		Aikon Development Consultancy Ltd. 毅 勤 發 展 顧 問 有 限 公 司
地址 : [REDACTED]		
Tel 電話 : [REDACTED]	Email 電郵 : [REDACTED]	
Fax 傳真 : [REDACTED]	Web 網址 : www.aikon.hk	

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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 and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** and **Figure 2** indicate the location of the application site.
- 1.1.2 The application site 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 12.3.2010 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). 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, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Man's United Management 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 current application serves to support a relocation of existing brownfield operation affected by the Yuen Long South New Development Area Stage 2 Works. The affected operation involves a warehouse and open storage of construction materials with ancillary facilities (hereinafter referred to as “the Existing Operations”). Immediate relocation is required to ensure operational continuity.
- 1.2.2 The location of the Existing Operations is presented in **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Warehouse and Open Storage of Metal and Construction Materials, Logistic Centre	Lot No. 1145 S.C in D.D. 121, Yuen Long	About 564m ²
Total:			About 564m ²

- 1.2.3 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location (including sites in Yuen Long and Ta Kwu Ling), evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.4 The application site in Ta Kwu Ling is adequately sized and currently vacant with existing structure readily available for relocation. The application site represents the optimal location for relocating the Existing Operations.
- 1.2.5 The application site involving an area of about 896m² for the relocation is considered reasonable and proportionate to the affected operation (about 564m²). The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirements.
- 1.2.6 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The Applicant has entered a Memorandum of Understanding with the existing operator. The Applicant and the existing operator have agreed that upon approval of the current application by the Board, the application site will be utilised by the existing operator for the proposed use during the planning approval period.

1.3 Objectives

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

- (a) *To re-provide a venue for warehouse and open storage of metal and construction materials on a temporary basis in serving district and territorial needs under the pressing land acquisition process for the Yuen Long South New Development Area Stage 2 Works;*
- (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

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

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The Site is accessible via a local track leading to Ping Che Road. The application site is currently fenced off, hard-paved and utilized for warehouse of metal and construction materials under previous planning approval (No. A/NE-TKL/768).

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are of rural character, comprising a mixture of warehouses, open storage yards, vehicle repair workshops and temporary structures.

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 purposes. 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 (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 from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to a previous planning application (No. A/NE-TKL/768) for ‘Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land’, which was approved by the Board on 10.1.2025. According to the Applicant, they have reached a mutual consensus with the affected operator to utilize the site for the proposed use, thereby utilising existing site configuration and facilitating the relocation of their operation.

3.3 Similar Applications

3.3.1 In the past five years, there were similar applications for temporary warehouse and open storage uses within the “AGR” zone(s) on the Current OZP. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications

Application No.	Proposed Use(s)	Decisions
A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.4.2024
A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 1.8.2025
A/NE-TKL/809	Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.9.2025

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

- 3.4.1 The application site falls under Category 2 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.
- 3.4.2 According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The proposed use of the application site (i.e. Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years) is to facilitate the relocation of the Existing Operations affected by the Yuen Long South New Development Area Stage 2 Works. As agreed by the Applicant and the existing operator, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.
- 4.1.2 The application site has a total area of about 896m² (including Government Land of about 177m²). Access to the application site will be provided through an ingress/egress point (in about 12m) located at the northern boundary (**Figure 4** refers), which is connected to a local track leading to Ping Che Road (**Figure 1** refers).
- 4.1.3 The application site comprises five single-storey temporary structures (with a maximum height of 6m), providing a total floor area of approximately 378m² for warehouse, porches, site offices and storeroom. Within the application site, there is provision for one parking space for private cars and one loading and unloading (L/UL) bay for medium goods vehicles (MGVs). A total of about 340m² of the application site is intended for open storage of materials. The remaining area will be used as loading/unloading and vehicle manoeuvring spaces. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3** and **Table 4**.
- 4.1.4 Metal and 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. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed use are from 8:00a.m. to 7:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays.
- 4.1.5 For implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Tenancies (STT) and the modification of the Short-Term Waivers (STW) for occupying the Government land and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.
- 4.1.6 The entire application site is hard-paved and filled with concrete or soil of not more than 1m, no further filling of land is required upon approval of the current application (**Figure 5** refers).

Table 3: Key Development Parameters

Proposed Use	Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	896m ² (including Government Land of about 177m ²)
Covered Area	About 378m ² (About 42%)
Uncovered Area	About 518m ² (About 58%)
Open Storage Area	About 340m ²
Temporary Structures	
No(s).	5
No. of Storey	1
Maximum Height	6m
Total Floor Area	About 378m ²
No. of Parking Space	
Private Car (5m(L) x 2.5m(W))	1
No. of L/UL Bay	
MGVs (11m(L) x 3.5m(W))	1
Existing Filling of Land	
Area	About 896m ²
Depth	Not More Than 1m
Materials	Concrete or Soil

Table 4: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
1	Warehouse	307	1	6
2	Porch	16	1	4
3	Porch & Site Office	37	1	4
4	Site Office	10	1	3
5	Storeroom	8	1	3
Total		378		

- 4.1.7 As presented in **Table 5**, there will be no change to the overall operation, and the changes in development parameters are considered insignificant.

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

Major Parameters/Items	Last Approved Application (No. A/NE-TKL/768)	Current Application	Difference
Applied Use	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of Three Years and Associated Filling of Land	Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years	N.A
Site Area	About 871m ² (including GL of about 172m ²)	About 896m ² (including GL of about 177m ²)	+ 25m ²
Total Floor Area	About 378m ²	About 378m ²	No Change
No. of Structures	5	5	No Change
No. of Parking Spaces	1	1	No Change
No. of Loading and Unloading	1	1	No Change
Operation Hours	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	No Change

4.2 Operation

- 4.2.1 The application site will be used as warehouse and open storage of metal and construction materials, for relocation of affected business operation at original premises. The warehouse will provide designated indoor areas for storage of metal and construction materials. There will be no storage of dangerous goods at the application site. Site office and storeroom are proposed to support the overall operation.
- 4.2.2 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. It is estimated that the application site would be able to accommodate not more than 4 staff. The applicant will ensure the operation of the proposed use complies with the requirements under existing environmental pollution control ordinances, including the Water Pollution Control Ordinance and the Waste Disposal Ordinance.

4.3 Proposed Traffic Arrangement

- 4.3.1 The application site can be accessed through a local track that leads to Ping Che Road (**Figure 1** refers). The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. One parking space for private car and one L/UL bay for MGVs are provided within the application site.
- 4.3.2 The design/configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site, such that no waiting or queuing of goods vehicles along the local access road will arise under any circumstances. The proposed development would make use of the ingress/egress point in about 12m for vehicular access, which is sufficient for two vehicles to safely manoeuvre simultaneously. Sufficient manoeuvring space is also proposed for the proposed types of goods vehicles under the current application to manoeuvre within the application site and into/out of the parking and L/UL spaces.
- 4.3.3 The estimated traffic generation and attraction is shown in **Table 6**.

Table 6: 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	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	1	0	1	2
Average trip per hour (10:00 – 17:00)	1	1	1	1	4

- 4.3.4 Considering that the expected vehicular trip generation and attraction for the proposed use will be insignificant, the additional traffic trips is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.
- 4.3.5 Queuing back of vehicles outside the application site/ at the local access road is not anticipated in view of the insignificant traffic volume and sufficient space within application site. To further ensure no vehicle will be queued back to or reversed onto/from the application site, the Applicant has proposed appropriate management and control measures including:
- 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;
 - The Applicant will ensure all loading and unloading activities will be confined within the application site and advance reservation will be required for all loading and unloading activities in order to arrange the delivery and collection activities

in a more organised manner and to prevent excessive traffic flow to the nearby road links and junctions; and

- To improve the safety of pedestrians at the access point of the application site, road signs are proposed to alert drivers and pedestrians, encourage them to proceed with caution. The Applicant will also ensure the operators to drive their vehicles in a restricted speed in order to ensure operation safety within the application site.

4.4 Landscape Consideration

- 4.4.1 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.

4.5 Environmental Consideration

- 4.5.1 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.
- 4.5.2 Metal and 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. On the whole, all storage activities will only be confined to within the application site area without affecting the neighboring uses.
- 4.5.3 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4.6 Drainage Consideration

- 4.6.1 An existing discharge point has been identified to the northeast of the application site, Peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5. PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by Government Project

5.1.1 The Existing Operations, comprising a warehouse and open storage yard in Yuen Long, are affected by the Yuen Long South New Development Area Stage 2 Works for site formation and engineering infrastructure. The original site has been resumed by the Government, necessitating the urgent relocation and rearrangement of the Existing Operations. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, utilizing vacant land surrounded by relocated operations of similar nature, has been identified as the most suitable location to maintain operational continuity. The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption.

5.2 Subject to a Previous Approval for Similar Use with No Substantial Change to Site Configuration

5.2.1 The application site is subject to a previous planning approval under planning application no. A/NE-TKL/768 for the similar use (i.e. temporary open storage of metal and construction materials). Notably, there are no substantial changes in planning circumstances and development parameters, and the current application seeks the same use as previously approved.

5.3 Not Incompatible with Land Uses of the Surrounding Areas

5.3.1 The surrounding areas of the application site are predominantly occupied by open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrubland are also found in the vicinity. The proposed use is therefore considered not incompatible with the land use in the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

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

5.4.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual,

landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 5.4.2 Considering that the proposed use is well-justified with no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.5 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.5.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialised in short term until the surrounding characteristics are entirely and compulsorily required to be utilised 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.

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

5.6 No Adverse Infrastructural nor Environmental Impacts

- 5.6.1 The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. Careful consideration has been given to the design and layout of the proposed site, ensuring ample provision for parking, L/UL Bay, manoeuvring space, and the implementation of appropriate traffic management measures upon approval of the application. Given that the expected vehicular trip generation and attraction for the proposed use will be minimal, the additional traffic trips are expected to be accommodated without impacting the nearby junctions and links. Appropriate traffic management measures have been designed to mitigate any potential adverse effects on the surrounding road network and pedestrian safety. Therefore, it is not anticipated that the proposed use will result in any adverse traffic impacts on the area.

- 5.6.2 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.

- 5.6.3 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated. Metal and 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. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The Applicant will

strictly follow EPD's latest "CoP" and comply with all environmental protection/pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

- 5.6.4 An existing discharge point has been identified to the northeast of the application site, and peripheral U-shaped channels are proposed to facilitate drainage collection. As such, no significant adverse drainage impact is expected. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5.7 Not Setting an Undesirable Precedent

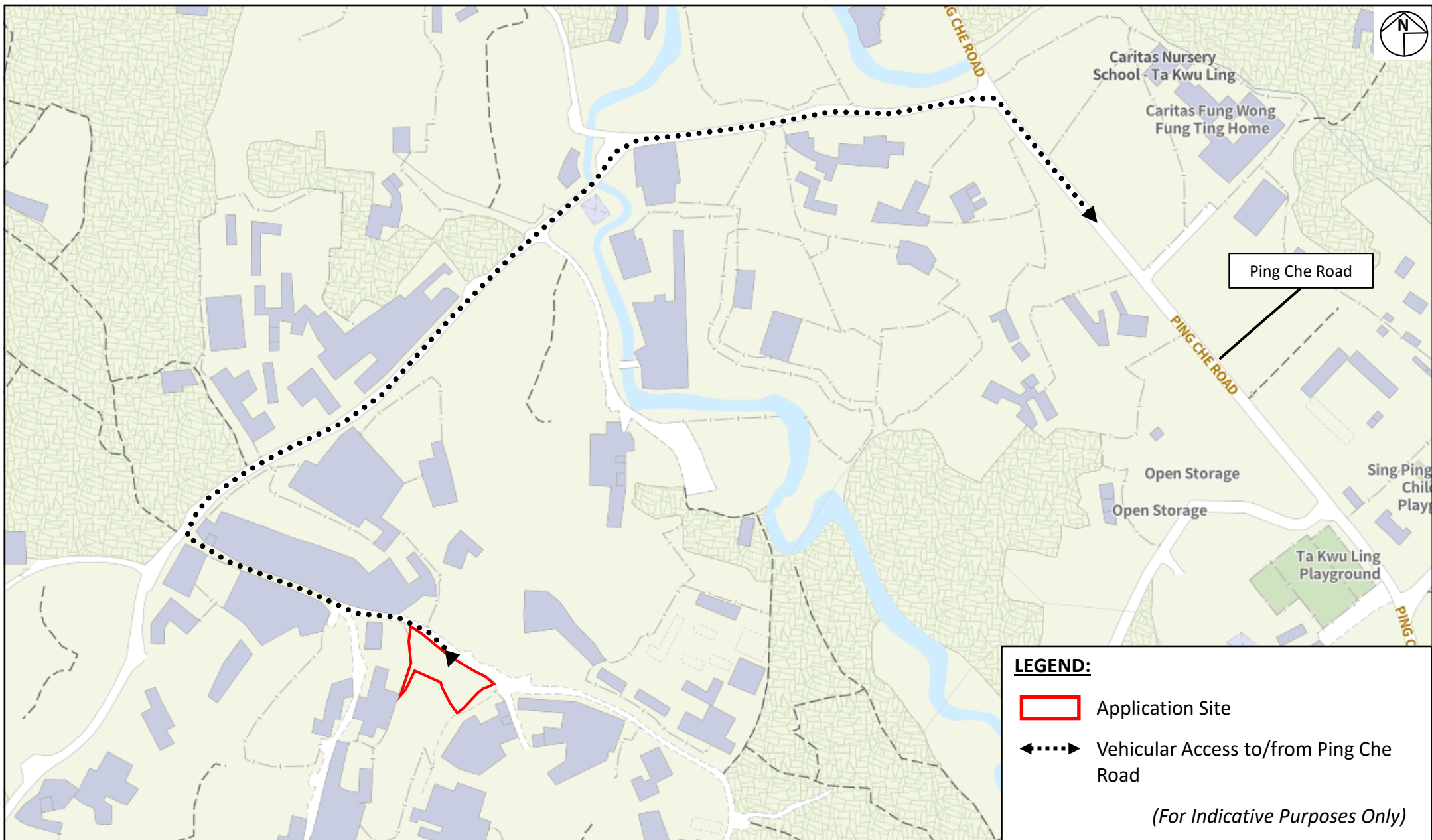
- 5.7.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) the current application is intended to facilitate the relocation of existing business operations affected by the Yuen Long South New Development Area Stage 2 Works. This relocation aims to ensure operational continuity;*
 - (b) the application site is subject to a previous approval for similar use and there is no substantial change involved under the current application;*
 - (c) the proposed use is considered not incompatible with the surrounding land uses;*
 - (d) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighborhood; and*
 - (e) the applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000127656_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 5	Land Filling Plan



Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

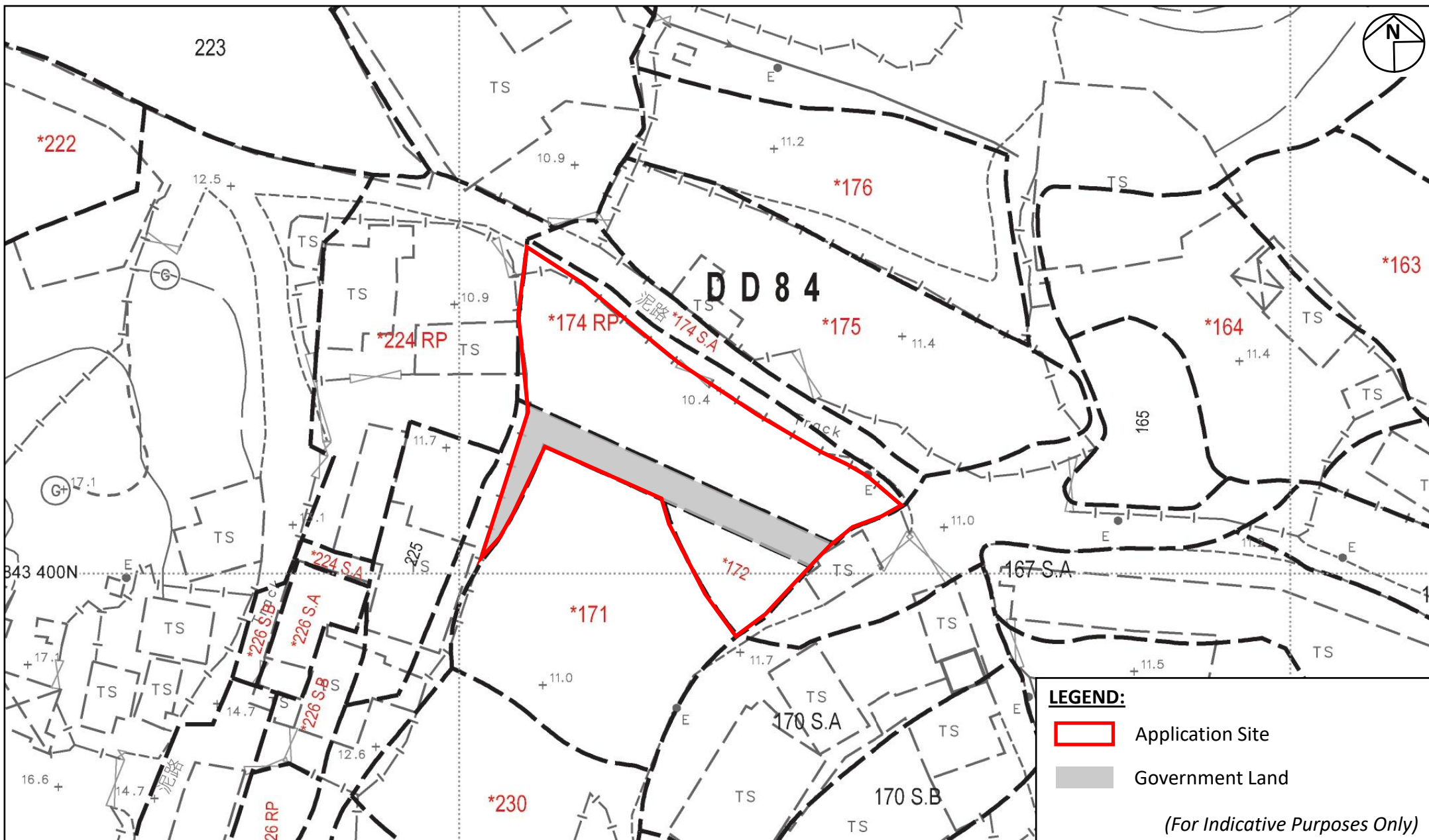
Date:

Jun 2026



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Ref.: ADCL/PLG-10295-R002/F001



Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000127656_0001)

Figure:

2

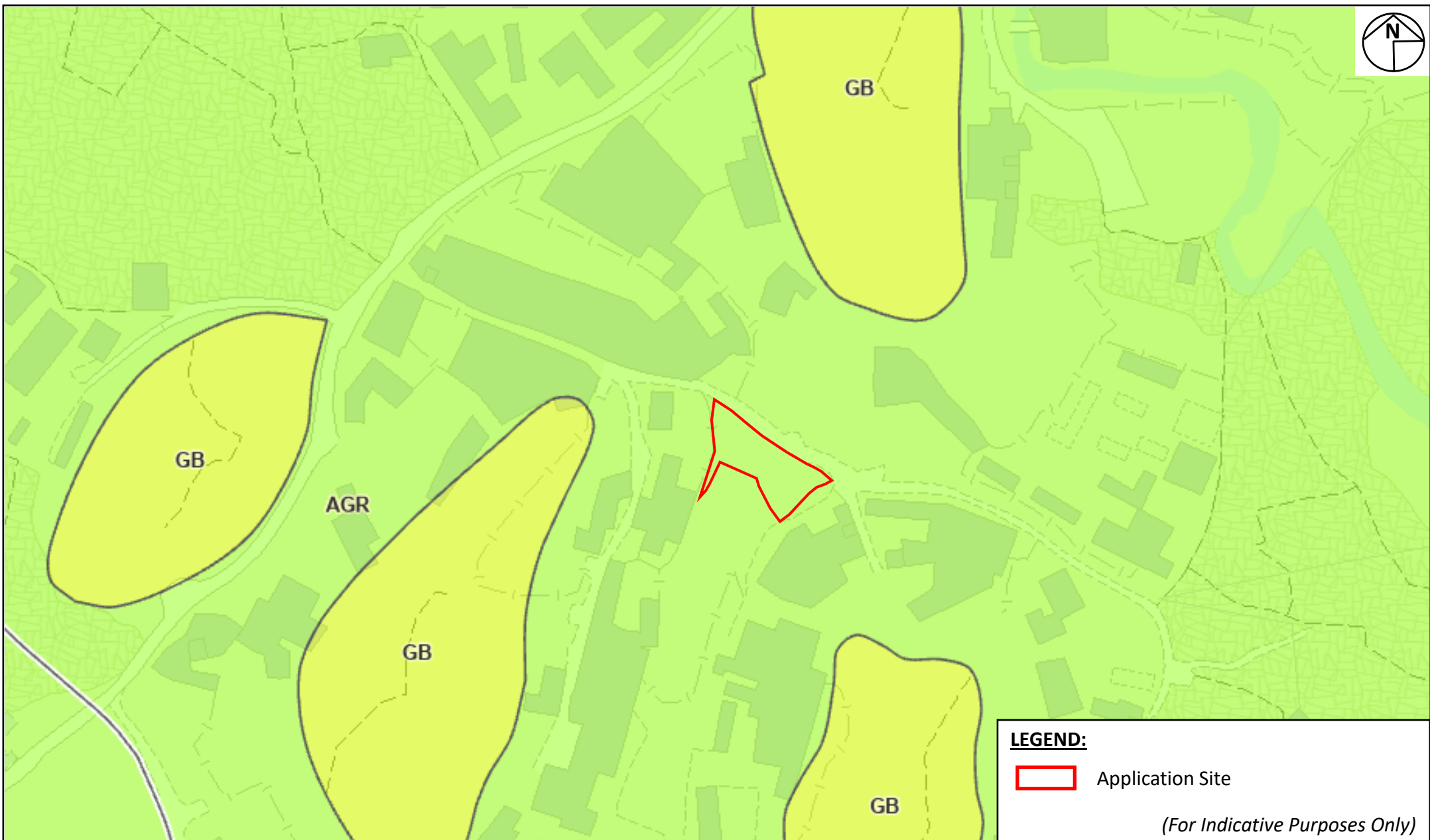
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Jun 2026

Ref.: ADCL/PLG-10295-R002/F002



Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

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

Ref.: ADCL/PLG-10295-R002/F003

Figure:

3

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Date:

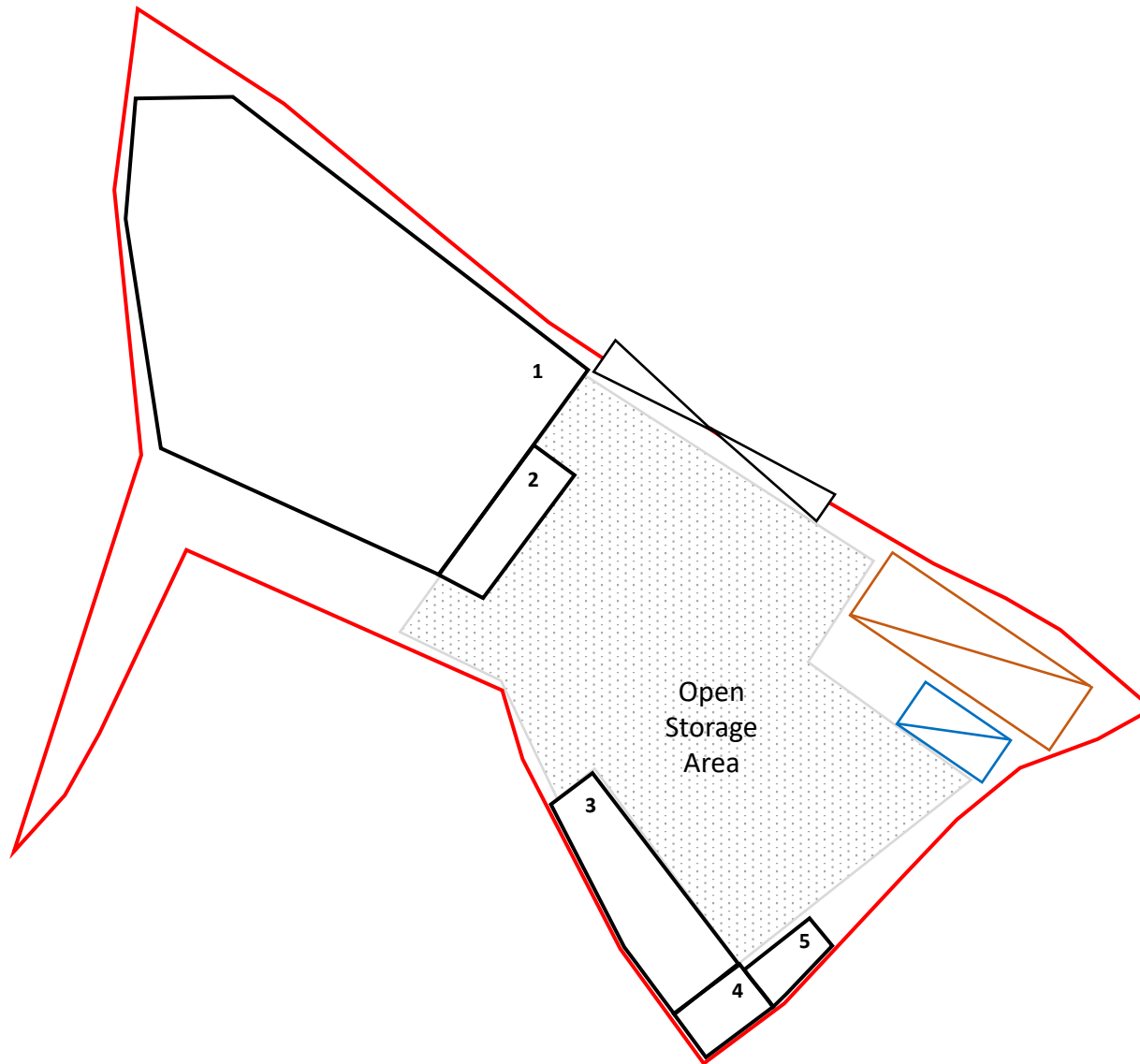
Jun 2026



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**LEGEND:**

-  Application Site (About 896m²)
-  1 Warehouse (About 307m²)
-  2 Porch (About 16m²)
-  3 Porch and Site Office (About 37m²)
-  4 Site Office (About 10m²)
-  5 Storeroom (About 8m²)
-  Loading and Unloading Bay for Medium Goods Vehicles (11m(L) x 3.5m(W))
-  Private Car Parking Space (5m(L) x 2.5m(W))
-  Ingress/Egress (About 12m wide)
-  Open Storage Area (About 340m²)



(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

Jun 2026

Ref.: ADCL/PLG-10295-R002/F004



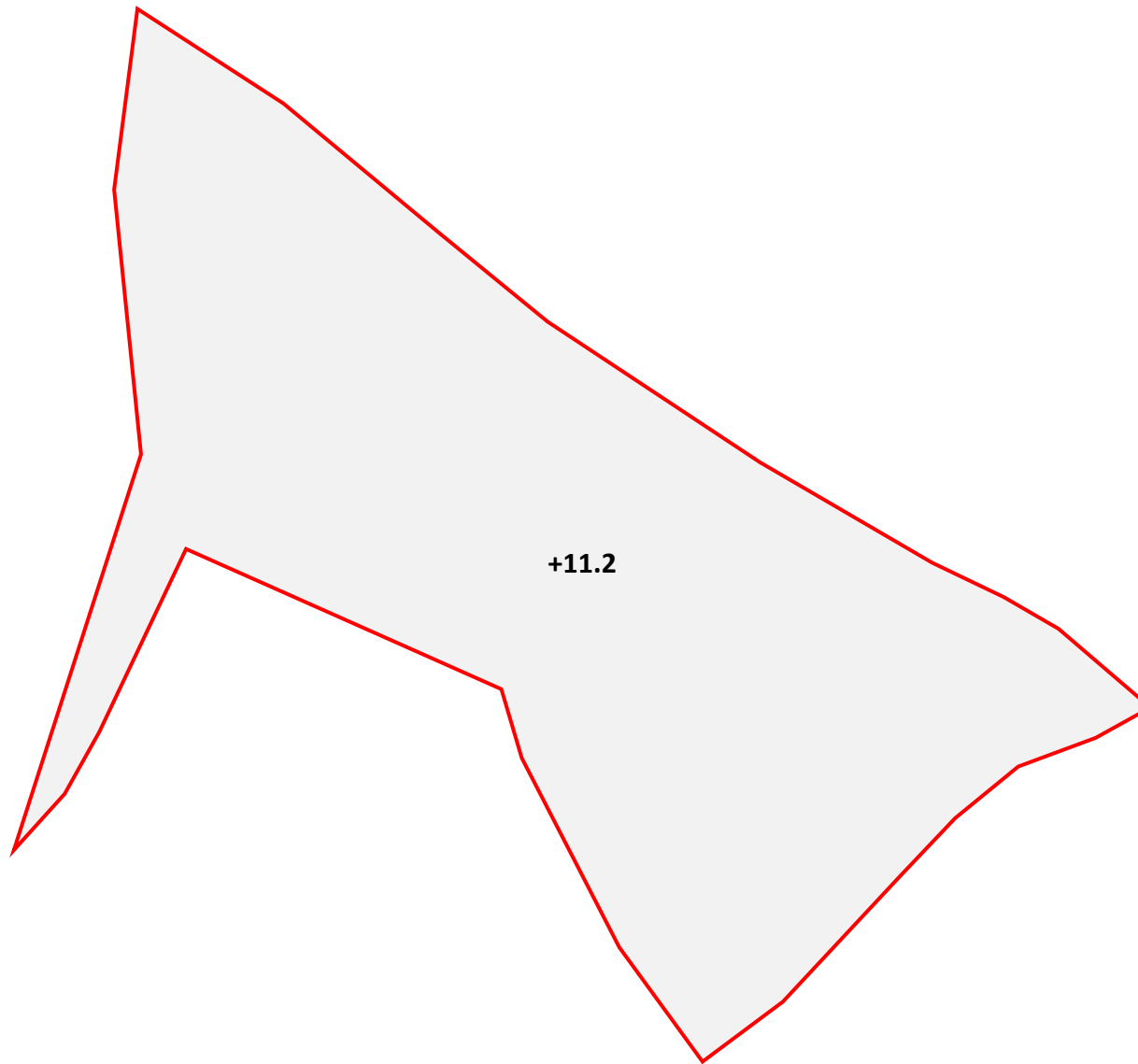
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**LEGEND:**Application Site (About 896m²)

Existing Paved Area/ Filling of Land

+11.2 Site Level (about)*Remarks:*

The entire application site is hard-paved and filled with concrete or soil, no further filling of land is required upon approval of the current application

*(For Identification Only)***Project:**

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Land Filling Plan

Figure:

5

Scale:

Not to Scale

Date:

Jun 2026

Ref.: ADCL/PLG-10295-R002/F005



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List of Illustrations

Illustration 1 Indicative Plan Showing the Location of Existing Operations

