

Section 16 Planning Application

Proposed Temporary Open Storage of
Construction Materials and Machineries
with Ancillary Warehouses and
Associated Filling of Land for a Period of
3 Years

Lot No. 163 RP in D.D. 79, Ping Yeung,
Ping Che, Ta Kwu Ling, New Territories

Planning Statement

Prepared by
WIN LAND COMPANY

July 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 Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot No. 163 RP in D.D. 79, Ping Yeung, 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 applied use in order to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.03.2010. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) the application site was mostly paved and utilized for industrial undertakings or similar open storage use prior to the gazettal of the First Interim Development Permission Area (IDPA) Plan in 1990. The current application seeks to resume the open storage use that existed before the gazettal of the First IDPA plan;*
- (b) the current application seeks to continue the former open storage use without substantial change, and allows better utilization of brownfield that has not supported agricultural activities;*
- (c) the current application aims to regularise current settings and provides an opportunity for the Applicant to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s);*
- (d) the applied use is considered not incompatible with the surrounding land uses given that there are warehouses and other industrial activities in the locality;*
- (e) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (f) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use are anticipated; and*
- (g) the applied use will not set an undesirable precedent as similar applications are identified on the same OZP.*

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

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時露天存放建築材料及機械連附屬貨倉及相關填土工程（為期三年）（以下簡稱「申請用途」）。該申請涉及的地點位於新界打鼓嶺坪輦坪洋丈量約份第 79 約地段第 163 號餘段（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據 2010 年 3 月 12 日刊憲之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（以下簡稱為「大綱核准圖」），申請地點坐落於「農業」地帶。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- (一) 申請地點大部分早在 1990 年公佈的首份中期發展審批地區圖前已鋪設路面，並進行工業活動或類似露天存放用途。該申請旨在恢復中期發展審批地區圖公佈前已存在的露天存放用途；
- (二) 該申請旨在未作重大變更的情況下，恢復先前作為露天存放用途，並有助於更有效利用未曾從事農業活動的棕地；
- (三) 該申請旨在規範目前作業並有助申請人將申請用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (四) 鑒於當區已有倉庫及其他工業活動，申請用途被視為與周邊土地用途並不衝突；
- (五) 申請用途為臨時用途，因此不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (六) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (七) 考慮同一分區規劃大綱圖已有類似該申請的規劃申請獲批准，申請用途並不會立下不良先例。

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

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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 Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot 163 RP in D.D. 79, Ping Yeung, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). The application site has an area of about 3,708m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board. **Figure 1** indicates the location of the application site and **Figure 2** indicates the relevant private lot in which the application site involves.

1.1.2 The application site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the applied use on a temporary basis for a period of three years.

1.1.3 Prepared on behalf of *WINGREAT CORPORATION LIMITED* (hereinafter referred to as “the Applicant”), *WIN LAND COMPANY* has been commissioned to prepare and submit the current application.

1.2 Background

1.2.1 The application site was mostly paved and utilised for industrial undertakings or similar open storage use prior to the gazettal of the First Interim Development Permission Area (IDPA) Plan on 17.8.1990. As evidenced in the aerial photo dated 27.7.1990 (**Illustration 1** refers), there are some temporary structures at the application site with similar open storage activities. The application site has continued to serve similar purposes in 2000s and 2010s (**Illustration 2** refers). The current application seeks to resume the open storage use that existed before the gazettal of the First IDPA plan with no substantial change involved.

1.3 Objectives

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

- (a) *To resume the open storage use at the application site that existed before the gazettal of the First IDPA plan with no substantial change involved;*
- (b) *To fully utilise the land resources falling within “AGR” zone for temporary uses without hindering the long-term planning intention of “AGR” zone; and*
- (c) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

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

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is directly accessible by Ping Yuen Road and is divided into two portions (i.e. eastern and western portions) (**Figure 1** refers). Currently, there are several temporary structures and converted containers within the application site. There are no existing trees within the application site boundary.

2.1.2 The application site was mostly paved and utilised for open storage use prior the gazettal of the First IDPA Plan on 17.8.1990. As evidenced in the aerial photo dated 27.7.1990 (**Illustration 1** refers), there are some temporary structures at the application site with similar open storage activities. This land-use pattern remained consistent throughout the 2000s and 2010s (**Illustration 2**), demonstrating a continuous operational history over the past decades. The current application seeks to resume the open storage use in a manner consistent with its pre-1990 state, involving no change in use or substantial intensification of operations.

2.2 Surrounding Land-use and Characteristics

2.2.1 The locality of the application site and its immediate surroundings are predominately rural in character. To the east, the site is bounded by extensive vegetated land, while the northern and eastern peripheries are punctuated by a mix of residential dwellings and temporary structures. To the south, the area is characterized by extensive temporary structures involved in warehouses or similar brownfield activities. Further south, the land use transitions into more intensive industrial operations, including various warehouse structures and a concrete batching plant.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “AGR” zone is intended primarily to ‘*retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose*’. It is also intended to “*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”.

3.1.2 As stipulated in the Notes of the Current OZP, “*...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...*”. In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Similar Applications

3.2.1 There are similar applications within “AGR” Zone on the same OZP in the past five years. Details of the similar applications are tabulated in **Table 1** below.

Table 1: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Decisions (Date)
A/NE-TKL/672	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	Approved with condition(s) on a temporary basis (9.7.2021)
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	Approved with condition(s) on a temporary basis (9.7.2021)
A/NE-TKL/674	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	Approved with condition(s) on a temporary basis (23.7.2021)
A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis (23.9.2022)
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	Approved with condition(s) on a temporary basis (11.8.2023)
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 (5.4.2024)

Application No.	Proposed Use(s)	Decisions (Date)
A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of Three Years	Approved with condition(s) on a temporary basis (5.7.2024)
A/NE-TKL/761	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis (22.11.2024)
A/NE-TKL/762	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis (2.8.2024)
A/NE-TKL/764	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis (2.8.2024)
A/NE-TKL/763	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis (4.10.2024)
A/NE-TKL/765	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	Approved with condition(s) on a temporary basis (16.8.2024)
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 (14.3.2025)
A/NE-TKL/801	Proposed Temporary Open Storage of Construction Materials, Machinery and Timber with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (24.10.2025)
A/NE-TKL/805	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (15.8.2025)
A/NE-TKL/807	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (10.10.2025)
A/NE-TKL/806	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (19.9.2025)
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 (5.9.2025)
A/NE-TKL/815	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (24.10.2025)
A/NE-TKL/816	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (19.12.2025)
A/NE-TKL/821	Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (5.12.2025)

Application No.	Proposed Use(s)	Decisions (Date)
A/NE-TKL/824	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (23.1.2026)

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

- 3.3.1 The application site entirely falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.
- 3.3.2 According to the TPB PG-No.13G, “Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years”.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 3,708m² and is divided into two portions. The western portion covers about 595m², while the eastern portion encompasses approximately 3,113m². Both portions have direct access to Ping Yuen Road.
- 4.1.2 Approximately 2,450m² (about 66% of the application site) is designated for open storage of construction materials and machineries, with no dangerous goods will be stored at the application site. The proposed development involves four single-storey temporary structures with a maximum height of 6m, along with 17 container structures for general storage purposes, cumulatively providing a total gross floor area (GFA) of about 356m².
- 4.1.3 The remaining uncovered area will serve as circulation/manoeuvring space, including the provision of one parking space for private cars and one L/UL bay for medium goods vehicles (MGVs). The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the applied use are detailed in **Table 2** and **Table 3**.
- 4.1.4 The operation hours are between 9:00 a.m. and 5:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. A 2.5m high solid metal fence has been erected along the application site boundary to minimize nuisance to the surrounding areas.
- 4.1.5 The application site is mostly paved and partly covered with metal sheet or soil for former operations (**Illustration 3** refers). The entire application site is proposed to be filled with concrete or soil of not more than 0.2 m in depth for aligning site levels and erection of temporary structures and smooth vehicle parking and maneuvering. The proposed site levels after filling of land would be ranged from +16.4mPD to +17.2mPD (**Figure 5** refers). The filling of land is considered required and has been kept to minimal to meet the operational need.
- 4.1.6 The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- 4.1.7 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 2: Key Development Parameters

Applied Use	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 9:00a.m. to 5:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	3,708m ²
Eastern portion	3,113m ²
Western portion	595m ²
Covered Area	About 356m ² (About 10%)
Uncovered Area	About 3,352m ² (About 90%)
Open Storage Area	About 2,450m ²
Temporary Structure	
No(s).	21
No. of Storey	Not More Than 1 Storey
Building Height	Not More Than 6m
Total Floor Area	About 356m ²
Ingress/Egress	9m-Wide (for Eastern and Western Portion)
No. of Parking Spaces	
Private Car (5m(L) x 2.5m(W))	1
No. of Loading/Unloading (L/UL) Bays	
MGVs (11m(L) x 3.5m(W))	1

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height (Not More Than)
1	Guard House	2m ²	1	3m
2	Canopy for General Storage Use	52m ²	1	6m
3	General Storage Use	4m ²	1	3m
4	Canopy for General Storage Use	125m ²	1	6m
17 Nos. Container Structure	General Storage Use	173m ²	1	3m
	Total	356m ²		

4.2 Traffic Considerations

- 4.2.1 The application site can be accessed directly from Ping Yuen Road, featuring two ingress/egress points (in about 9m) at the eastern and western portions. A pedestrian gate of 5m wide is reserved for pedestrian access. Within the application site, one parking space for private cars, and one L/UL bay for MGVs are provided. MGV will be utilized for the transportation of construction materials and machineries to and from the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local

access roads. Advanced arrangement could be made for delivering to the application site and hence, only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 4** below.

Table 4: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	1	3
Trips at PM peak per hour (17:00 – 17:30)	0	1	1	1	3

4.2.2 Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:

- Traffic regulator will be deployed near the access of the subject site to conduct traffic control to ensure no queuing of vehicles outside the application site;
- All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
- Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

4.3 Landscape and Visual Consideration

4.3.1 The application site is mostly paved, and there are no existing trees within the application site boundary. It has not supported any agricultural activities since 1990, giving it very low agricultural value at present. Considering the application site is located in an area of rural character, the proposed development would induce no significant landscape impact and is considered not incompatible with the surrounding environment. The application site has been fenced off to minimize visual disturbance to the surrounding land uses. As a result, the applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

4.4.1 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 Should the current application be approved, the applicant is prepared to submit a drainage proposal, including an investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

5. PLANNING JUSTIFICATIONS

5.1 To Resume Former Open Storage Use Existed before the First IDPA Plan

- 5.1.1 The application site was mostly paved and utilized for industrial undertakings or similar open storage uses prior to the gazettal of the First IDPA Plan on 17.8.1990. As evidenced in the aerial photo dated 27.7.1990 (**Illustration 1** refers), there are some temporary structures at the application site with similar open storage activities. This land-use pattern remained consistent throughout the 2000s and 2010s (**Illustration 2**), demonstrating a continuous operational history over the past decades. The current application seeks to resume the open storage use in a manner consistent with its pre-1990 state, involving no change in use or substantial intensification of operations.

5.2 No Significant Change to Site Condition and Allow Better Utilization of Land

- 5.2.1 Compared to the former use, the applied use involves no change in nature and the scale of the operation is almost of the same. In addition, the application site was mostly paved and has not supported any agricultural activities, as it has been utilized for open storage or similar activities. The open storage use has co-existed with the surrounding neighbourhood for decades. Approving the current application would enable more effective use of brownfield land without causing adverse impact on adjacent areas.

5.3 Regularization of Existing Setting

- 5.3.1 While the applied use was existed before the gazettal of IDPA Plan, the current application seeks to regularise current settings. The current application provides an opportunity to the Applicant to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s). The Applicant is committed to comply with other departmental regulation.

5.4 Not Incompatible with Land Uses of the Surrounding Areas

- 5.4.1 The locality of the application site and its immediate surroundings are predominately rural in character. To the east, the site is bounded by extensive vegetated land, while the northern and eastern peripheries are punctuated by a mix of residential dwellings and temporary structures. To the south, the area is characterized by extensive temporary structures involved in warehouses or similar brownfield activities. Further south, the land use transitions into more intensive industrial operations, including various warehouse structures and a concrete batching plant. In this regard, the applied use is considered not incompatible with its local geographical settings and it is ideal to attain the utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.5 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.5.1 Given that the application site is mostly paved and has not supported any agricultural activities for some time, coupled with the proximity of existing warehouses, concrete batching plant and temporary structures, the planning intention of “AGR” zone may hardly be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for agricultural activities again. In contrast, approving the applied 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 applied use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the applied use under the current application is only being applied for a period of 3 years.

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

- 5.6.1 The applied use will make use of MGVs and private cars to travel to and/or from the application site via access route. The applied use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the applied use is minimal. Specific requirements have been considered in the design and layout of the application site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application. Therefore, it is anticipated that the applied use will not result in any adverse traffic impacts on the areas near the application site.
- 5.6.2 The application site is mostly paved and does not contain any existing trees. It has not supported any agricultural activities since 1990, giving it very low agricultural value at present. The application site has been fenced off to minimize visual disturbance to the surrounding land uses. As a result, the applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.
- 5.6.3 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.
- 5.6.4 Since the application site is mostly paved, it is anticipated that no significant drainage impacts will arise from the applied use. Should the current application be approved, the applicant is prepared to submit a drainage proposal, including an investigation of

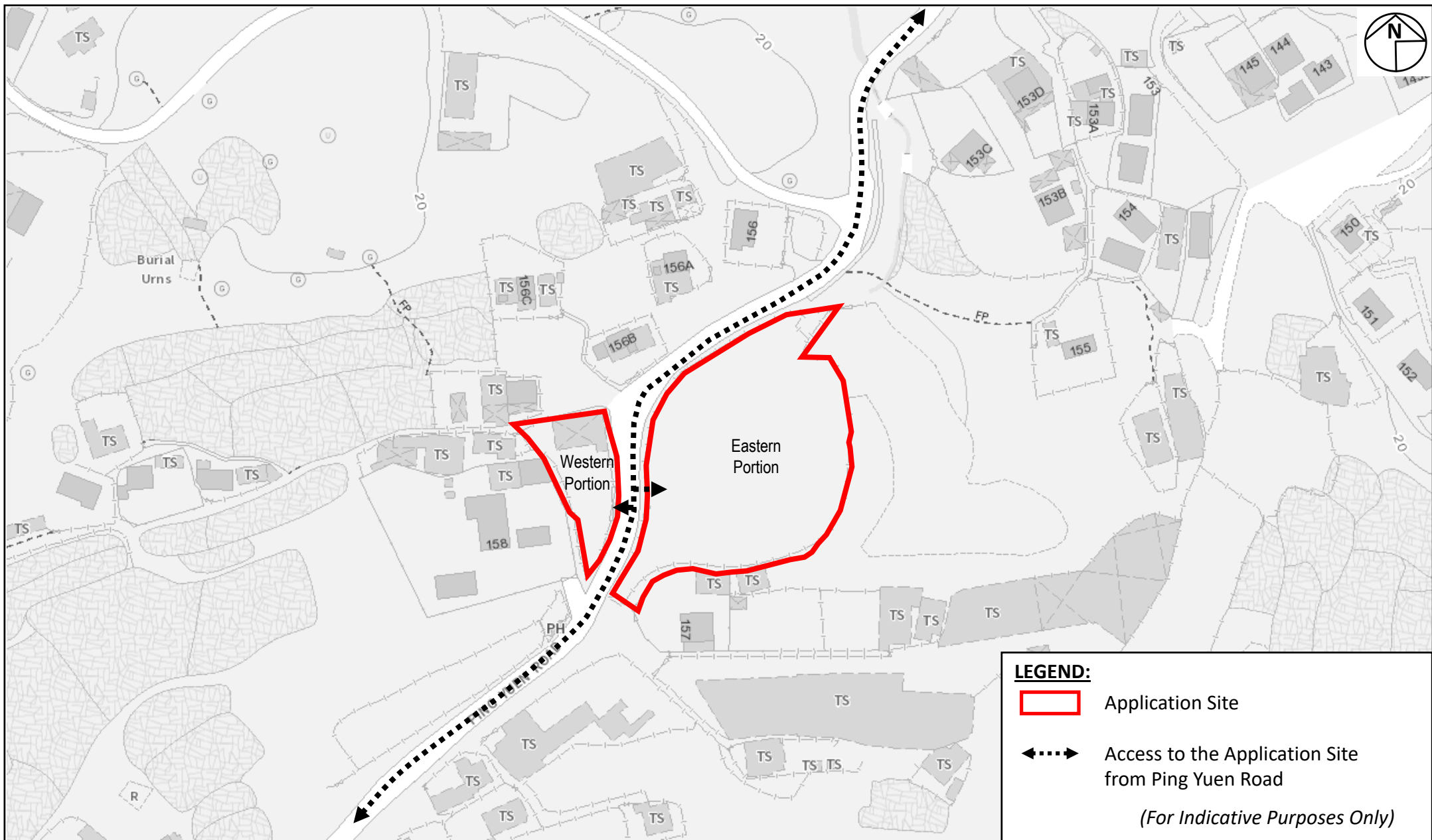
the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

5.7 Not Setting an Undesirable Precedent

- 5.7.1 Considering there are similar applications being approved by the Board on the same OZP, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the applied use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the applied use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) the application site was mostly paved and utilized for industrial undertakings or similar open storage use prior to the gazettal of the First Interim Development Permission Area (IDPA) Plan in 1990. The current application seeks to resume the open storage use that existed before the gazettal of the First IDPA plan;*
 - (b) the current application seeks to continue the former open storage use without substantial change, and allows better utilization of brownfield that has not supported agricultural activities;*
 - (c) the current application aims to regularise current settings and provides an opportunity for the Applicant to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s);*
 - (d) the applied use is considered not incompatible with the surrounding land uses given that there are warehouses and other industrial activities in the locality;*
 - (e) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (f) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use are anticipated; and*
 - (g) the applied use will not set an undesirable precedent as similar applications are identified on the same OZP.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years at Lot No. 163 RP in D.D. 79, Ping Yeung, Ping Che, Ta Kwu Ling, New Territories

Title:

Location Plan

Figure:

1

Scale:

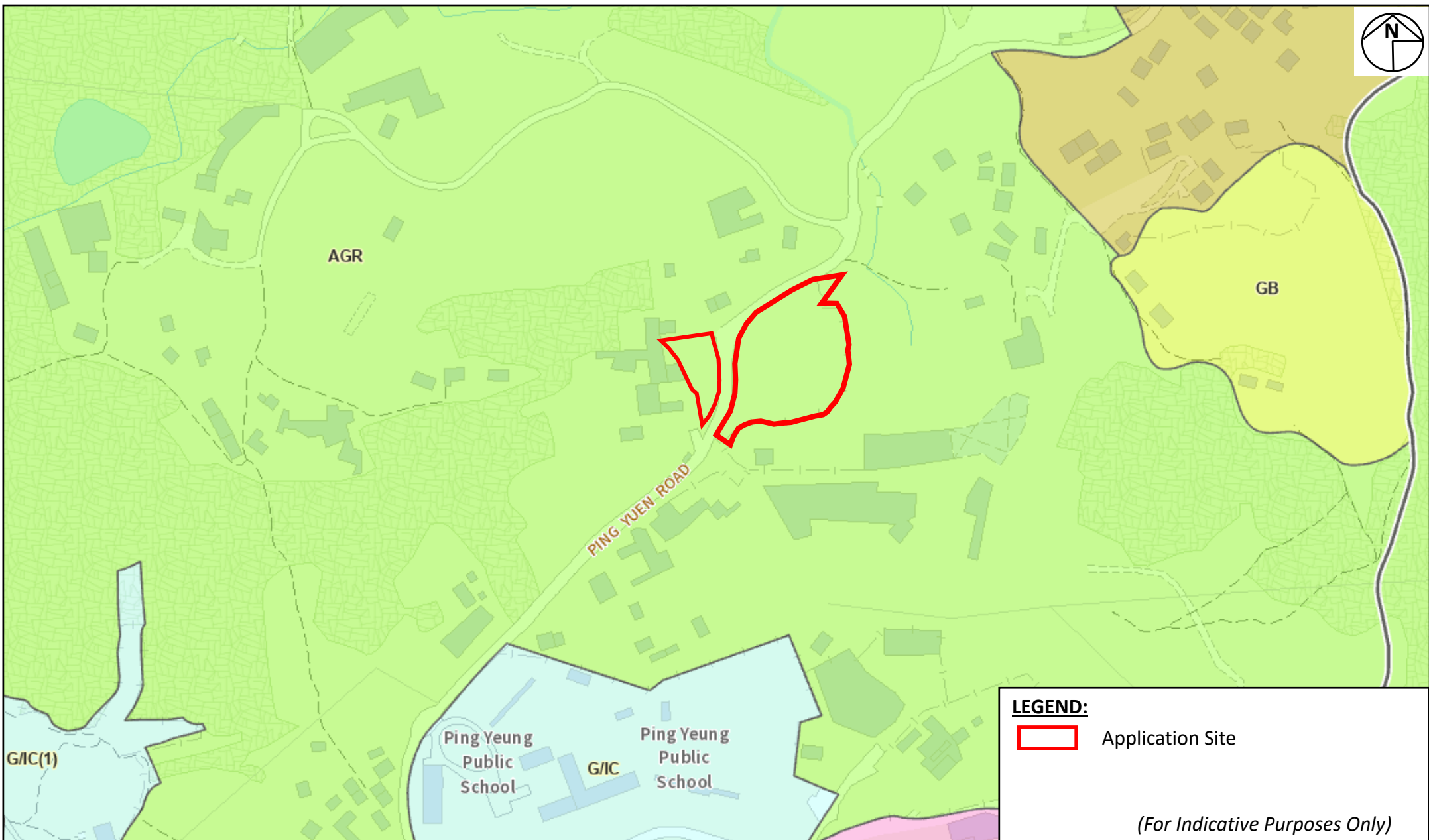
Not to Scale

Date:

Jun 2026

WIN LAND COMPANY

Ref.: ADCL/PLG-10346-R001/F001



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years at Lot No. 163 RP in D.D. 79, Ping Yeung, Ping Che, Ta Kwu Ling, New Territories

Title:

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

Figure:

3

Scale:

Not to Scale

Date:

Jun 2026

WIN LAND COMPANY

Ref.: ADCL/PLG-10346-R001/F003

DEVELOPMENT PARAMETERS

APPLICATION SITE : 3,708 m²(About)
 COVERED AREA : 356 m²(About)
 UNCOVERED AREA : 3,352 m²(About)
 GROSS FLOOR AREA : 356 m²(About)

PARKING AND LOADING/UNLOADING PROVISION

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

STRUCTURE

1
2
3
4

USE

Guard House
 Canopy for General Storage Use
 General Storage Use
 Canopy for General Storage Use

GFA (ABOUT)

2m²
 52m²
 4m²
 125m²

BUILDING HEIGHT

3m (Not More Than) (1-Storey)
 6m (Not More Than) (1-Storey)
 3m (Not More Than) (1-Storey)
 6m (Not More Than) (1-Storey)

CONTAINER STRUCTURE

17 NOS.

USE

General Storage Use*
 (about 55m² within S4 are excluded from GFA)

GFA (ABOUT)

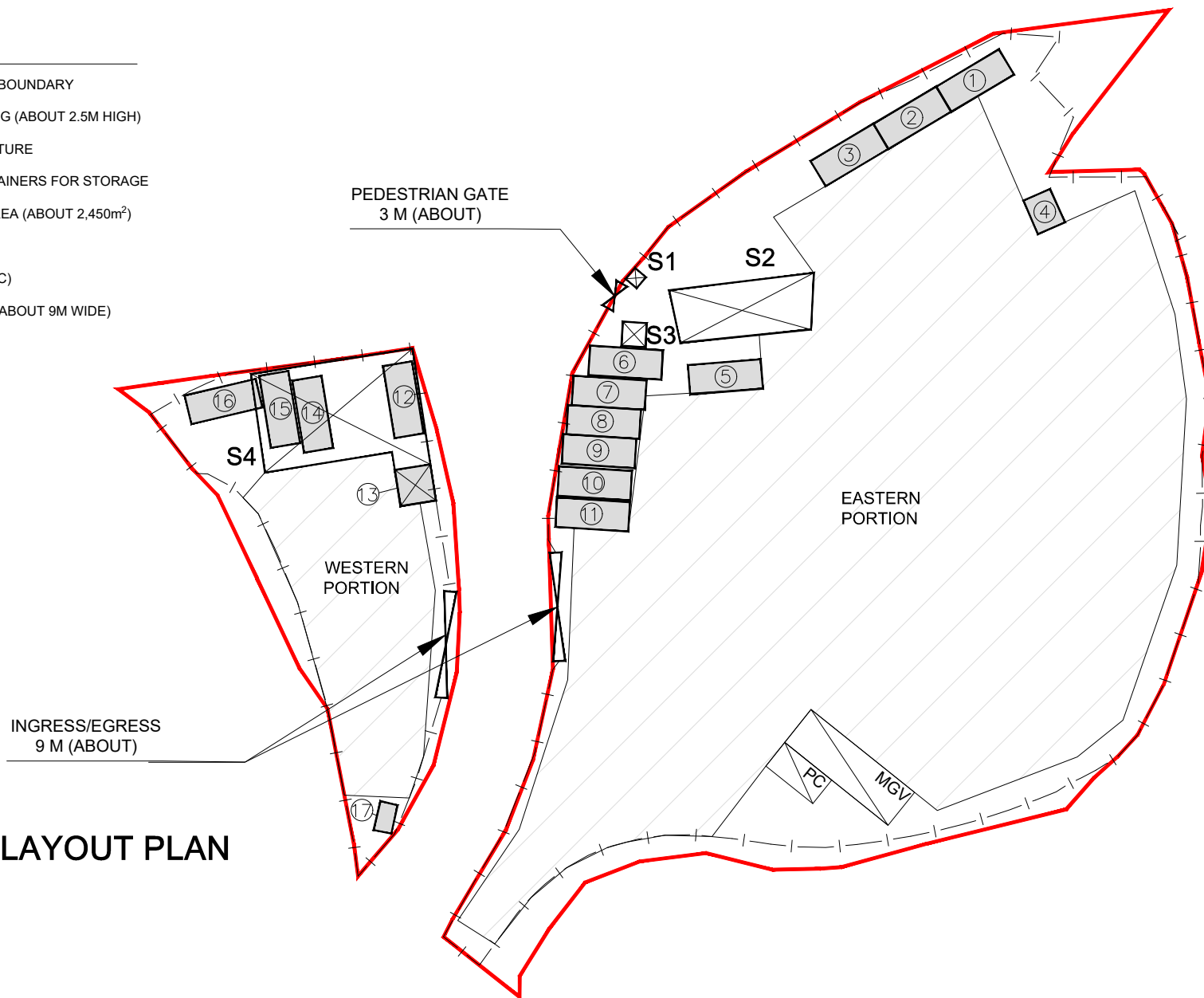
173m²

BUILDING HEIGHT

3m (Not More Than) (1-Storey)

LEGEND

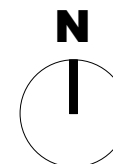
-  APPLICATION SITE BOUNDARY
-  BOUNDARY FENCING (ABOUT 2.5M HIGH)
-  PROPOSED STRUCTURE
-  CONVERTED CONTAINERS FOR STORAGE
-  OPEN STORAGE AREA (ABOUT 2,450m²)
-  L/UL SPACE (MGV)
-  PARKING SPACE (PC)
-  INGRESS/EGRESS (ABOUT 9M WIDE)



INDICATIVE LAYOUT PLAN

SCALE 1:500

Figure 4



FILLING OF LAND

APPLICATION SITE AREA : 3,708 m²(About)
PROPOSED SITE LEVEL : +16.4 to +17.2 mPD (About)
DEPTH OF LAND FILLING : Not More Than 0.2m
LAND FILLING MATERIAL : Concrete or Soil

A MAJORITY PART OF THE SITE HAS BEEN PAVED. THE PROPOSED FILLING OF LAND SERVES TO ALIGN SITE LEVELS AND ALLOW ERECTION OF TEMPORARY STRUCTURES AND SMOOTH VEHICLE PARKING AND MANEUVERING.

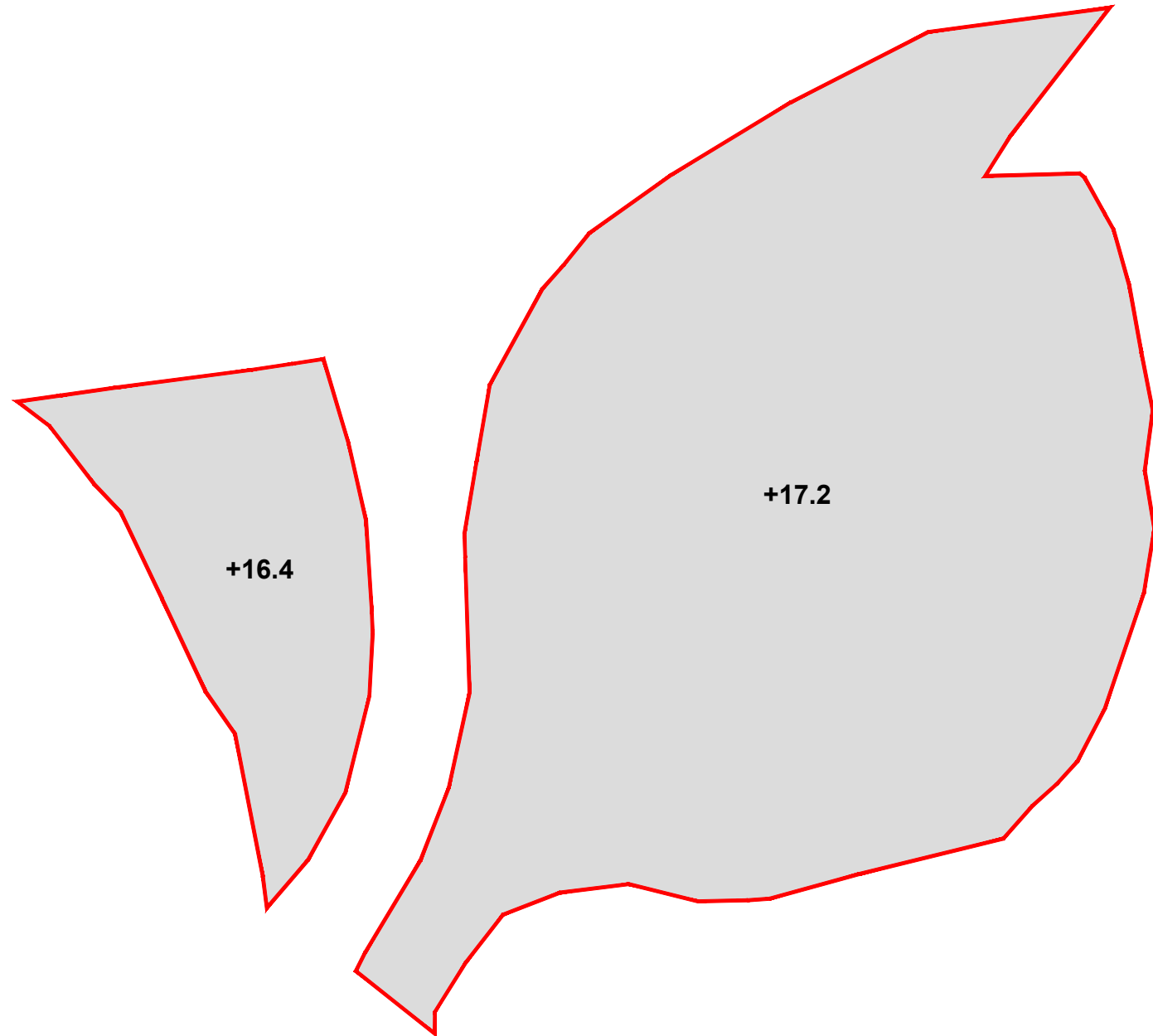
ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

 APPLICATION SITE BOUNDARY

 FILLING OF LAND

+16.4 Proposed SITE LEVEL (mPD)



LAND FILLING PLAN

SCALE 1:500

Figure 5



LEGEND:



Application Site

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years at Lot No. 163 RP in D.D. 79, Ping Yeung, Ping Che, Ta Kwu Ling, New Territories

Title:

Aerial Photo dated 27.7.1990
(No. A21842)

Ref.: ADCL/PLG-10346-R001/1001

Illustration:

1

Scale:

Not to Scale

Date:

Jun 2026

WIN LAND COMPANY

Aerial Photo dated 17.7.1991
(No. A26820)



Aerial Photo dated 3.8.2010
(No. CW86467)



LEGEND:

 Application Site

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years at Lot No. 163 RP in D.D. 79, Ping Yeung, Ping Che, Ta Kwu Ling, New Territories

Title:

Aerial Photo dated 17.7.1991 and 3.8.2010

Ref.: ADCL/PLG-10346-R001/1002

Illustration:

2

Scale:
Not to Scale

Date:
Jun 2026

WIN LAND COMPANY



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years at Lot No. 163 RP in D.D. 79, Ping Yeung, Ping Che, Ta Kwu Ling, New Territories

Title:

Existing Site Condition

Illustration:

3

Scale:

Not to Scale

Date:

Jun 2026

Ref.: ADCL/PLG-10346-R001/1003

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