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Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B (Part) in D.D. 84, Ping Che, N.T.

Planning Statement

Applicant

Power Up (China) Logistics Limited (鉅進(中港)物流有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

August 2026

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for proposed temporary warehouse for storage of construction materials and electronic products and associated filling of land for a period of 3 years (“the Proposed Development”) at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B (Part) in D.D. 84, Ping Che, N.T. (“the Application Site”).

The Application Site, covering an area of about 3,726 sq.m., 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 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 6 previous applications. The last application (No. A/NE-TKL/779) was approved for a temporary warehouse for storage of construction materials and electronic products on 22.11.2024 for a period of 3 years which was submitted by the same Applicant. The application is to facilitate the relocation of the Applicant's former warehouse on various lots in D.D.120 and 121, Yuen Long, which was affected by the land resumption for First Phase Development of Yuen Long South Development Area. The Applicant had complied with approval conditions (a), (c), (e) and (f) of the last application. Although the FSIs proposal has been implemented, the Applicant is awaiting the issuance of Form WWO46 from the Water Supplies Department and thereby approval condition (d) of the last application has not been met. This application will explain the reasons of non-compliance with the approval condition (d) and the efforts made by the Applicant. As the total compliance period of 18 months has already exceeded half of the duration of the temporary approval (three years), the Board will not grant any further extension. Accordingly, a fresh planning application is hereby submitted for the proposed development.

The Application Site is currently occupied by the proposed development, which has largely the same parameters and layout as the previously approved application. The Proposed Development comprises a 1-storey warehouse for the storage of construction materials and electronic products, with a floor area of about 2,573 sq.m. and a building height (BH) of not more than 12m. Ancillary facilities, including a site office, a washroom, a meter room, and a fire service pump room will also be provided.

The ingress/egress point will be at the northeast boundary connecting the local track from Ping Che Road with 8m in width. All loading/unloading activities and manoeuvring of vehicles will be conducted at the northeast portion of the site. There will be 1 loading/unloading space (3.5m x 16m) for container vehicle, 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The Application Site has been fenced off with corrugated metal sheets of about 2.5m high. The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The proposed development helps support the export industry in Hong Kong;
2. The Application Site is unsuitable for agricultural rehabilitation;
3. The Application Site is subject to prior planning approval granted for the same use;
4. The previous application at the Application Site is subject to unexpected delay in compliance with approval conditions;
5. Similar approvals for warehouse use have been given in the same “AGR” zone;
6. The proposed development will encourage optimization of valuable land resource;
7. The proposed development is considered not incompatible with surrounding land uses; and
8. The proposed development will not generate adverse traffic, environmental, drainage and landscape impact on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界坪輦丈量約份第 84 約地段第 4 號 A 分段(部分)、第 4 號 B 分段(部分)、第 4 號 C 分段(部分)及第 6 號 B 分段(部分)(“申請地點”)，作臨時貨倉存放建築材料和電子產品及相關的填土工程，為期三年(“擬議發展”)的規劃申請。

申請地點的面積約 3,726 平方米，座落於在 2010 年 3 月 12 日刊憲的坪輦及打鼓嶺分區計劃大綱核准圖(圖則編號：S/NE-TKL/14)上的「農業」地帶。根據該大綱圖的註釋，「貨倉」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點或其部分涉及六宗規劃申請，最後一次申請(申請編號：A/NE-TKL/779)於 2024 年 11 月 22 日獲批准作臨時貨倉存放建築材料和電子產品(為期三年)。此申請是協助同一申請人重置早前受元朗南發展區第一期發展計劃收地影響，位於元朗丈量約份第 120 約及第 121 約多個地段的貨倉。申請人已履行上次規劃許可附帶條件(a), (c), (e)及(f)項。雖然消防裝置建議書已落實，申請人仍等待水務署發出相關批准表格，致使未能符合上次申請的批准條件(d)。本申請將說明未能履行規劃許可附帶條件的原因，以及申請人所作出的努力。鑑於履行條件的期限(18 個月)已超過上次規劃許可有效期(3 年)的一半，城規會不予批准任何進一步的延期。因此，申請人就擬議發展提交一份新的規劃申請。

申請地點現正由擬議發展項目佔用，這次申請的發展參數及布局大致與上次獲批申請相同。擬議發展包含一個樓面面積約 2,573 平方米以及其高度不超過 12 米的一層高貨倉，用作存放建築材料及電子產品。同時，亦包括配套設施，包括辦公室、洗手間、電錶房及消防泵房。

申請地點的出入口(約 8 米闊)設於場地東北面邊界，由一條道路連接坪輦路。所有上落貨及車輛迴轉將於申請地點的東北面進行。申請地點亦設有 1 個貨櫃車上落貨位(3.5 米 x 16 米)、1 個中型貨車上落貨位(3.5 米 x 11 米)、1 個輕型貨車上落貨位(3.5 米 x 7 米)和 3 個供職員/訪客使用的私家車停車位(2.5 米 x 5 米)。申請地點已設有 2.5 米高的圍欄圍封。擬議發展的營運時間為星期一至星期六上午 9 時至下午 6 時，星期日及公眾假期不會運作。

本規劃申請的理據為：

1. 擬議發展有助支持本港的出口業；
2. 申請地點不適合用作農業復耕；
3. 申請地點之前獲相同貨倉用途的規劃許可；
4. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤；
5. 申請地點座落的「農業」地帶有類近貨倉用途申請獲得規劃許可；
6. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
7. 擬議發展與周邊土地用途兼容；及
8. 擬議發展不會對附近地方構成不良的交通、環境、排水及景觀影響；

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary warehouse for storage of construction materials and electronic products and associated filling of land (the “proposed development”) for a period of 3 years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B (Part) in D.D. 84, Ping Che, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 3,726 sq.m., 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 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of six previous applications. The last application (No. A/NE-TKL/779), which was applied by the Applicant, was approved for a temporary warehouse for storage of construction materials and electronic products and associated filling of land on 22.11.2024 for a period of 3 years. The application is to facilitate the relocation of the Applicant’s former warehouse on various lots in D.D.120 and 121, Yuen Long, which was affected by the land resumption for First Phase Development of Yuen Long South Development Area.

The Applicant has complied with approval conditions (a), (c), (e), and (f) of the last application, relating to the submission of condition records of existing drainage facilities, the submission of a fire service installations (FSIs) proposal, the implementation of traffic management measures, and the implementation of environmental mitigation measures. Regarding approval condition (d) for the implementation of the FSIs proposal, the Applicant has completed the FSIs (see **Site Photos B**) and applied to the Water Supplies Department (WSD) for a water supply connection. The WSD has accepted the proposed water mains connection works, which have now been completed. A site inspection has been conducted by the WSD. The Applicant is awaiting the issuance of ‘Part IV of Application for Constructing, Installing, Altering or Removing an Inside Service or Fire Service (WWO46)’ from the WSD. It is expected that the WSD will issue this form within 2-3 months for acceptance inspection by the Fire Services Department (FSD). As the total compliance period of 18 months has already exceeded half of the duration of the temporary approval (three years), no further extension would be granted by the Board. Accordingly, a fresh planning application is hereby submitted for the proposed development.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 3,726 sq.m., is located at a local track leading to Ping Che Road in Ping Che, N.T. (see **Figure 1**). The Application Site is generally flat and currently occupied by the applied use. The Application Site has been fenced off by corrugated metal sheets (see **Site Photos A**).

2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature, comprising open storage yards, temporary structures, and vacant land. The Application Site is fronting Ping Yuen River and its tributary at the immediate south and southwest. The Application Site is bounded by open storage uses and temporary structures in its vicinity. Group of open storage yards with planning approvals (Application Nos. A/NE-TKL/734, 746 and 821) are located to the north within the same “AGR” zone. To the southeast of the Site, a recently approved application (No. A/NE-TKL/831) was granted on 27.2.2026 for a temporary warehouse (excluding dangerous goods godown). Immediately to the south, another approved application (No. A/NE-TKL/784) was granted by the Board on 10.1.2025 for a temporary warehouse and open storage use.

2.3 Accessibility

The Application Site is accessible to Ping Che Road via a local track. The entrance to the Application Site is about 8m wide which located at the northeast boundary. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

A Short Term Waiver (STW) was approved by the Lands Department under the last application (No. A/NE-TKL/779). The temporary structures proposed have been erected and are in use.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site 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 12.3.2010 (see **Figure 1**). The planning intention of “AGR” zone is “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”.

Despite the fact that the proposed development (‘warehouse’) is neither one of the Column 1 or Column 2 uses 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 Town Planning Ordinance.

3.2 Previous Applications

The Application Site, or part of it, is involved in 6 previous planning applications as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of 3 Years	Rejected	5.12.2003
A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of 3 Years	Rejected	25.6.2004
A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of 3 Years	Rejected	19.11.2004
A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	Rejected on Review	28.11.2008
A/NE-TKL/721*	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years	Approved with Conditions	19.5.2023
A/NE-TKL/779*	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years and Associated Filling of Land	Approved with Conditions	22.11.2024

*Applied by the Applicant

The Applicant has complied with the approval conditions (a), (c), (e), and (f) of the last application (No. A/NE-TKL/779) as follows (see **Appendix 1** for the relevant compliance letters):

Conditions	Approval Date
(a) submission of a condition record of the existing drainage facilities on the site	11.2.2025
(c) submission of a fire service installations proposal	8.8.2025
(e) implementation of traffic management measures	11.8.2025
(f) implementation of environmental mitigation measures	8.8.2025

Regarding approval condition (d) for the implementation of the FSIs proposal, the Applicant has completed the FSIs (see **Site Photos B**) and applied to the Water Supplies Department (WSD) for a water supply connection (see **Appendix 2**). The WSD has accepted the proposed water mains connection works, which have now been completed. A site inspection has been conducted by the WSD. The Applicant is awaiting the issuance of 'Part IV of Application for Constructing, Installing, Altering or Removing an Inside Service or Fire Service (WWO46)' from the WSD. It is expected that the WSD will issue this form within 2-3 months for acceptance inspection by the FSD. The Applicant has made a genuine effort to comply with the approval conditions within the compliance period.

3.3 Similar Applications within the same "AGR" Zone

There are 9 applications for similar warehouse uses were approved by the Board in the past five years within the same "AGR" zone of the Ping Che and Ta Kwu Ling OZP. These approved applications are summarized as below:

Application No.	Applied Use	Gross Floor Area (m ²)	Date of Approval
A/NE-TKL/695#	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	452	1 18.3.2022 (Revoked on 18.9.2023)
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7,696	11.9.2023 (Revoked on 11.6.2025)
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	1,121	2.8.2024
A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	352	10.1.2025
A/NE-TKL/780	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	750	28.3.2025
A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	452	14.3.2025
A/NE-TKL/803	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	203	1.8.2025
A/NE-TKL/812	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	208	23.1.2026
A/NE-TKL/831	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10,400	27.2.2026

Remarks:

Application Nos. A/NE-TKL/695 and A/NE-TKL/762 involve the same site.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission for a temporary warehouse for storage of construction materials and electronic products and associated filling of land for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicant's business affected by the Phase 1 development of the Yuen Long South Development Area.

The Application Site covers an area of about 3,726 sq.m. The layout and development parameters of the Proposed Development are largely the same as those of the last application (No. A/NE-TKL/779), except for the exclusion of government land and a minor increase in total GFA (from 2,668 sq.m. to 2,696 sq.m.). The proposal also includes the provision of a washroom instead of three portable toilets (GFA increased from 4 sq.m. to 15 sq.m.) and the addition of ancillary structures, including a meter room (GFA: 2 sq.m.; BH: 2.5m) and a fire service pump room (GFA: 13 sq.m.; BH: 3m). Due to operational requirements, the current proposal only involves slight changes to the development parameters, and as the proposed structures are already in use, no adverse impact on

the surrounding area is expected (see Layout Plan at **Figure 4**).

The Application Site has been fenced off by the existing 2.5m-high corrugated metal sheets. To minimize any potential noise and environmental impacts on the surrounding area, no open storage and workshop activities will be conducted within the Application Site. The Application Site has been filled with soil with concrete on top with a depth of about 0.2-0.8m (see Land Filling Plan at **Figure 6**).

The major differences between the current application and the previous applications, along with the reasons for non-compliance with the approval conditions are shown below:-

Major Development Parameters	Previous Application (No. A/NE-TKL/721) (a)	Previous Application (No. A/NE-TKL/779) (b)	Current Application (c)	Difference (c) - (b)
Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 years	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land for a Period of 3 Years	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land for a Period of 3 Years	No difference
Site Area	About 3,873 sq.m. (G.L: 91 sq.m)	About 3,873 sq.m. (G.L: 91 sq.m)	About 3,726 sq.m. (G.L: Nil)	-147 sq.m. (-3.8%) Exclusion of GL
Total Floor Area (Non-domestic)	2,679 sq.m.	2,668 sq.m.	2,696 sq.m.	+28 sq.m. (+1%)
No. of Structures	3 - 1 proposed warehouse - 1 proposed site office - 1 proposed washroom	5 - 1 proposed warehouse - 1 proposed site office - 3 proposed portable toilets	4 - 1 proposed warehouse (including site office) - 1 proposed washroom - 1 proposed meter room - 1 proposed F.S. pump room	-1
Height of Structures	3m - 12m (1-storey)	3m - 12m (1 - 2 storeys)	2.5m - 12m (1 - 2 storeys)	-0.5m
No. of Parking Spaces	3 nos. (private cars for staff/visitors)	3 nos. (private cars for staff/visitors)	3 nos. (private cars for staff/visitors)	No Difference
Loading/unloading Spaces	3 nos. - 1 for Light Goods Vehicle (3.5m x 7m) - 1 for Medium Goods Vehicle (3.5m x 11m) - 1 for Container Vehicle (3.5m x 16m)	3 nos. - 1 for Light Goods Vehicle (3.5m x 7m) - 1 for Medium Goods Vehicle (3.5m x 11m) - 1 for Container Vehicle (3.5m x 16m)	3 nos. - 1 for Light Goods Vehicle (3.5m x 7m) - 1 for Medium Goods Vehicle (3.5m x 11m) - 1 for Container Vehicle (3.5m x 16m)	No Difference
Operation Hours	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and public holidays)	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)	9:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and public holidays)	No Difference

Reasons for Non-compliance with Approval Conditions	- The site remains vacant and development has not yet commenced, as approval from the relevant authority under the Lands Regime is required. - Construction works have been unexpectedly delayed due to the Lands Department's processing of the STW. - Approval conditions (c) and (d), relating to the submission of the drainage proposal and provision of drainage facilities, have been complied with. - The implementation of the approved FSIs proposal (Condition (f)) is not possible at this stage, as the warehouse cannot be erected without STW approval. - The implementation of traffic management measures (Condition (g)) is not possible as the warehouse cannot be erected without STW approval. - The implementation of environmental mitigation measures (Condition (h)) is not possible as the warehouse has not yet been in use. - Efforts have been made by the Applicant to comply with the approval conditions.	- Approval conditions (a), (c), (e) and (f) have been complied with (see Appendix 1). - FSIs have been completed (see Site Photos B). - The WSD has accepted the proposed water mains connection works, which have now been completed. A site inspection has been conducted by the WSD. The Applicant is awaiting the issuance of Form WWO46 from the WSD. It is expected that the WSD will issue this form within 2-3 months for acceptance inspection by the FSD. - Efforts have been made by the Applicant to comply with the approval conditions.	- To allow sufficient time for Applicant to implement the approved FSIs proposal, a fresh planning application is hereby submitted for the proposed development.	
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4.2 Vehicular Access and Parking Arrangement

The ingress/egress of the Application Site is about 8m wide and located at the northeast boundary of the Application Site, connecting to the local track leading to Ping Che Road. The same parking arrangement as the previous application (No. A/NE-TKL/779) is proposed for the current development, comprising one loading/unloading space (3.5m × 16m) for a container vehicle, one loading/unloading space (3.5m × 11m) for a medium goods vehicle, one loading/unloading space (3.5m × 7m) for a light goods vehicle, and three private car parking spaces (2.5m × 5m) for staff and visitors.

The updated swept path analysis (see **Appendix 3**) demonstrates that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the northeastern portion such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances.

The Applicant will also implement the following traffic management measures (see **Site Photos D**):

- (i) Prior appointments will be arranged for the goods vehicles to deliver the storage materials;
- (ii) All goods vehicles will leave the Application Site once loading/unloading activities are completed;
- (iii) No storage materials will be placed at the front portion of the structure to avoid blocking of loading/unloading spaces and restricting vehicle maneuverability;
- (iv) The on-site staff will manage traffic flow in and out of the site during operation hours. Vehicles entering the site will be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress;
- (v) The Applicant will maintain the existing pedestrian route to ensure pedestrian safety; and
- (vi) Revolving warning lights will be maintained at the site entrance to warn staff and nearby pedestrians when vehicles are entering or exiting the site, ensuring pedestrian safety.

In addition, according to the Applicant, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will remain unchanged (i.e. not more than 3 round trips daily at non-peak hours (between 10am – 4pm)) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 10 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site is expected.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Container/ Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0

12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	0	0	0
16:00-17:00	0	1	0	0
17:00-18:00 (peak hour)	0	0	0	2

4.3 Site Operations

The operation hours of the Application Site are between 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials and electronic products. To minimize any potential noise and environmental impacts to the surrounding area, the proposed structures will be enclosed with no open storage and workshop activities to be conducted within the Application Site.

4.4 Drainage Proposal

The approval condition (a) regarding the submission of the record of existing drainage facilities under the previous application (No. A/NE-TKL/779) was approved by the Drainage Services Department (DSD) on 11.2.2025 (see **Appendix 1**).

The Applicant will retain the existing drainage facilities (see **Site Photos C**), in which 300mm peripheral U-channels and catchpits with sand trap will be used to collect surface runoff and divert them to the existing water stream to the south of the Application Site. The as-built drainage plan is provided in **Appendix 4**.

4.5 Fire Service Installations (FSIs) Proposal

The approval condition (c) regarding the submission of the fire service installations (FSIs) proposal under the previous application (No. A/NE-TKL/779) was approved by the FSD on 8.8.2025 (see **Appendix 1**).

As mentioned in paragraph 3.2, the approval of the FSIs is pending and an updated FSIs proposal is attached in **Appendix 5** for the current application.

4.6 Landscape and Tree Preservation

Six trees have been planted at the eastern boundary of the Application Site (see **Site Photos E**) to compensate for three trees that were felled during the previous application (No. A/NE-TKL/721) (see **Figure 5**). The proposed tree species is *Bauhinia Blakeanna*, which grows to a mature height of 2.75m to 3.75m with a canopy span of about 3m. Meanwhile, the Applicant will not disturb the existing trees of various species found immediately outside the Application Site. Consequently, the proposed development will blend well into the neighborhood without causing any significant visual impact.

4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials and electronic products. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage

Sites' and undertake to provide the following mitigation measures:

- (a) No open storage and workshop activities will be conducted at the Application Site;
- (b) All stock will be stored within the proposed enclosed warehouse;
- (c) The existing 2.5m high corrugated metal fence will be maintained along the site boundary;
- (d) The operating hours will be restricted to between 9 am to 6 pm from Mondays to Saturdays, with no operations on Sundays and public holidays;
- (e) No more than 3 round trips by goods vehicles daily will be permitted to minimize traffic and noise impact; and
- (f) A washroom has been provided on site. The waste generated will be treated by an existing septic tank.

5. Planning Justifications

5.1 Support the Export Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse sites in Northern New Territories and North West New Territories have been / will be resumed by the Government for development of NDAs/public works in the near future.

In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse use and increasing difficulty in acquiring planning permission, the demand for warehouse sites has already become a key economic and logistics issue concerning the whole Territory. It should be noted that the Application Site will continue be used by the Applicant to store all their goods (i.e. construction materials and electronic products) to the local and global markets. Granting approval to this application will maintain the supply of land for such use and provide a temporary solution to meet the pressing market demand of warehouse facilities in the Northern New Territories, which would in turn help support the export industry in Hong Kong.

5.2 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned "AGR", the Application Site is unsuitable for agricultural rehabilitation. Having considered the fact that a number of open storage/storage uses, and some with recent planning approvals from the Board, are situated in the vicinity of the Application Site, the planning intention of "AGR" zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicant.

5.3 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use and development parameters of the current application are largely the same as those of the previous application (No. A/NE-TKL/779). The last application for the proposed warehouse was approved by the Board for a period of three years on 22.11.2024. As the nature of use, development parameters, and planning circumstances are largely remain unchanged with only minor adjustments, the current application is considered acceptable within the subject "AGR" zone.

5.4 Unexpected Delay in Compliance with Approval Conditions

The Applicant has complied with approval conditions (a), (c), (e) and (f) of the last application (No. A/NE-TKL/779). However, compliance with approval condition (d) has been hindered due to unexpected delays in the processing of the water supply connection by the WSD. In view of the Applicants' genuine efforts to fulfil the approval conditions as set out in this planning statement, sympathetic consideration is respectfully sought from the Board in approving the current application.

5.5 Similar Approvals for Warehouse Use in the same "AGR" Zone

As highlighted in paragraph 3.3, several similar approvals for warehouse use have been approved in the same "AGR" zone of the Ping Che and Ta Kwu Ling OZP in the last five years. With the proximity of these approval examples for similar warehouse use, approval of this application is considered acceptable within the subject "AGR" zone and in line with previous decisions of the Board.

5.6 Optimization of Valuable Land Resources

The Application Site is currently occupied for warehouse use. The proposed development provides an interim solution to optimize land utilization rather than leaving the Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. close to Ping Che Road for transportation of construction materials and electronic products and mostly flat and paved land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.7 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered fallow agricultural land, open storage yards, warehouses, unused land / structures and temporary structures, with approved applications of similar uses in vicinity. Taking into consideration that the Applicant has proposed proper mitigation measures, including storage confined within the enclosed structures and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.8 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

Same as the last application, no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-

peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Ping Che Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient spaces will be reserved at the northeastern portion of the Application Site for loading/unloading and vehicle manoeuvring (see **Site Photos D**). It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. With the implementation of the mitigation measures proposed by the Applicant, no adverse traffic impact is anticipated.

Environment

As reiterated in paragraph 4.7, the proposed warehouse will only be used as storage of construction materials and electronic products. No open storage and workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 9am to 6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Since the surrounding environments are characterized by various rural and storage uses, with the proposed storage use also being confined within the enclosed structure, no adverse environmental impacts on the surrounding area is expected.

Drainage

As mentioned in paragraph 4.4, the approval condition (a) regarding the submission of the record of existing drainage facilities under the previous application (No. A/NE-TKL/779) was approved by the DSD on 11.2.2025 (see **Appendix 1**). Given no major material change in the proposed development from the last application, the Applicant will maintain the drainage facilities on site, and therefore no adverse drainage impact is anticipated.

Landscape

The Applicant has planted 6 new trees at the eastern boundary of the Application Site (see **Site Photos E**) to compensate for the 3 trees fell in the last application (No. A/NE-TKL/779). Together with the existing trees surrounding the Application Site, it will act as natural hedges bounding the edge of the development and soften the building footprint. Therefore, no adverse landscape impact is anticipated.

6. Conclusion

The Application Site falls within “AGR” zone on the approved Ping Che and Ta Kwu Ling OZP. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed temporary warehouse for storage of construction materials and electronic products. The proposed development will be able to meet the market demand of warehouse facilities in the territory and support the export industry in Hong Kong.

The Application Site has been granted for planning approval for the same use with similar approvals for proposed warehouse use also given in the vicinity. No adverse impacts on the surrounding are anticipated and the technical concerns of relevant Government departments could be

addressed through the implementation of approval conditions.

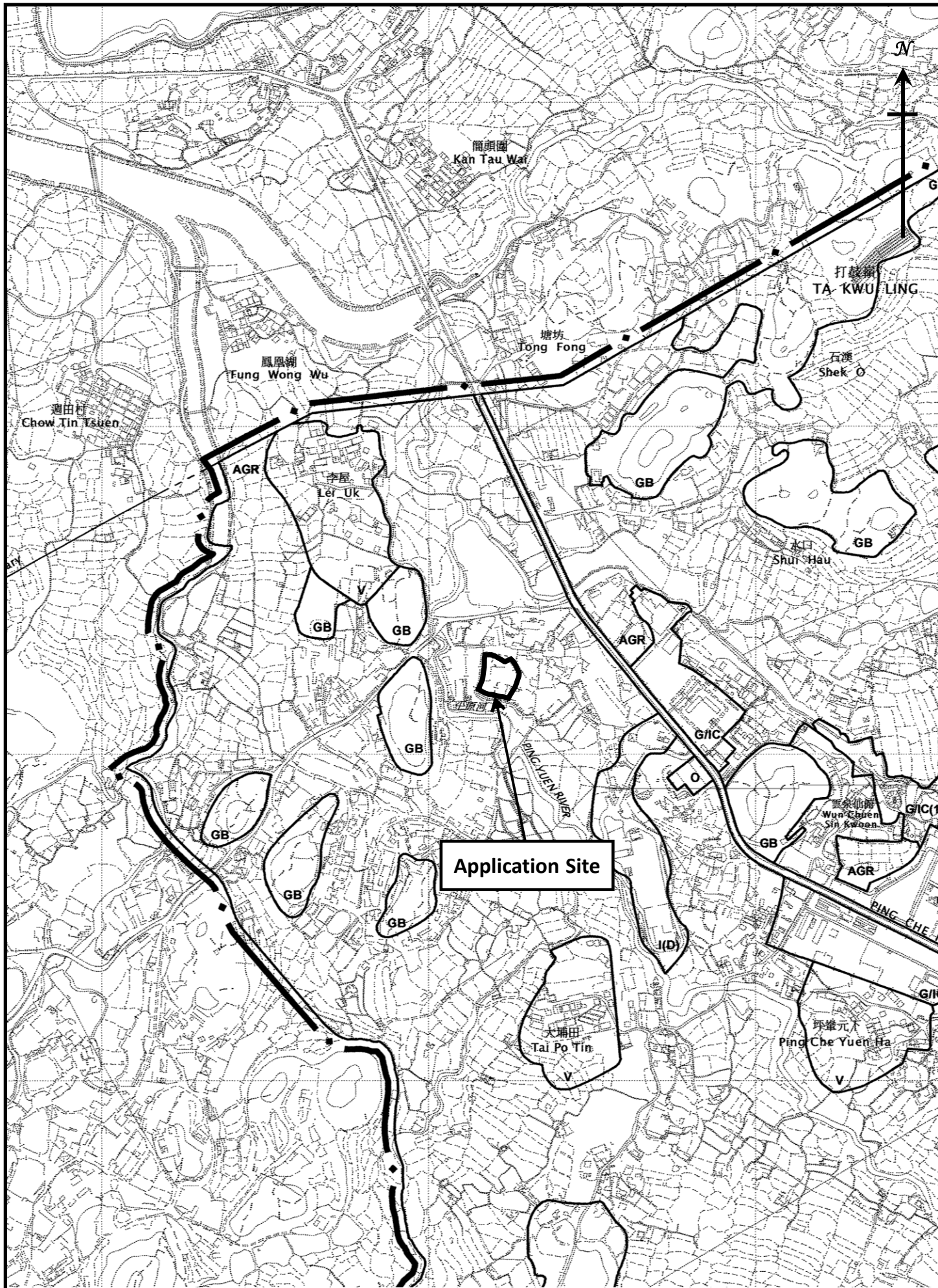
Despite the fact that the Application Site fall within the “AGR” zone, the planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage uses, in which no interface problems will be arisen out of the proposed development. It will actually encourage optimization of the valuable land resources due to its locational and geographical advantages.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
August 2026

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape Plan
- Figure 6 Land Filling Plan



Location Plan
(Extract from Approved Ping Cha and Ta Kwu Ling
Outline Zoning Plan No. S/NE-TKL/14)

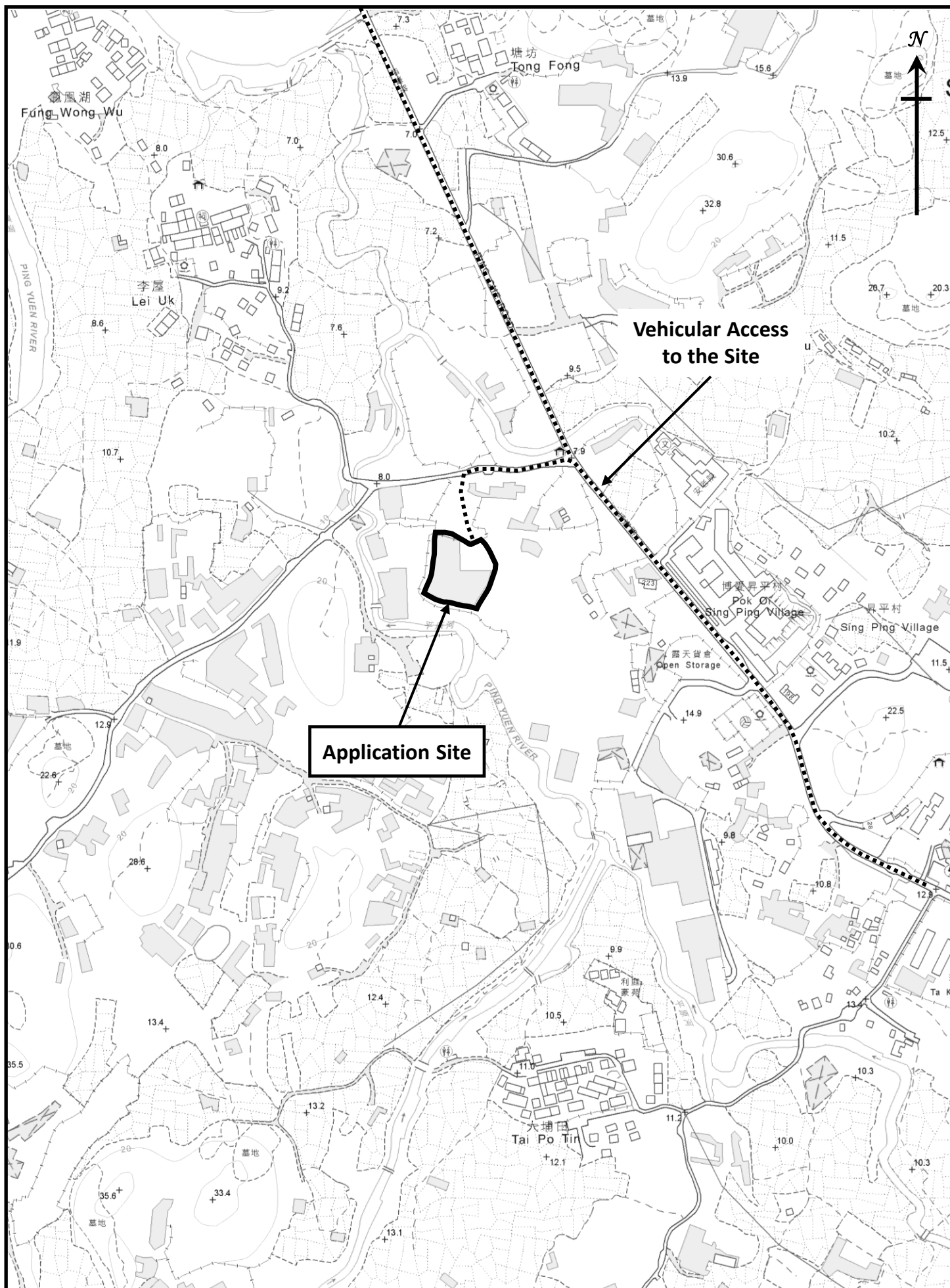
Figure 1

1 : 7500



羅迅測計師行
Lawson David & Sung
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Vehicular Access to the Application Site

Figure 3

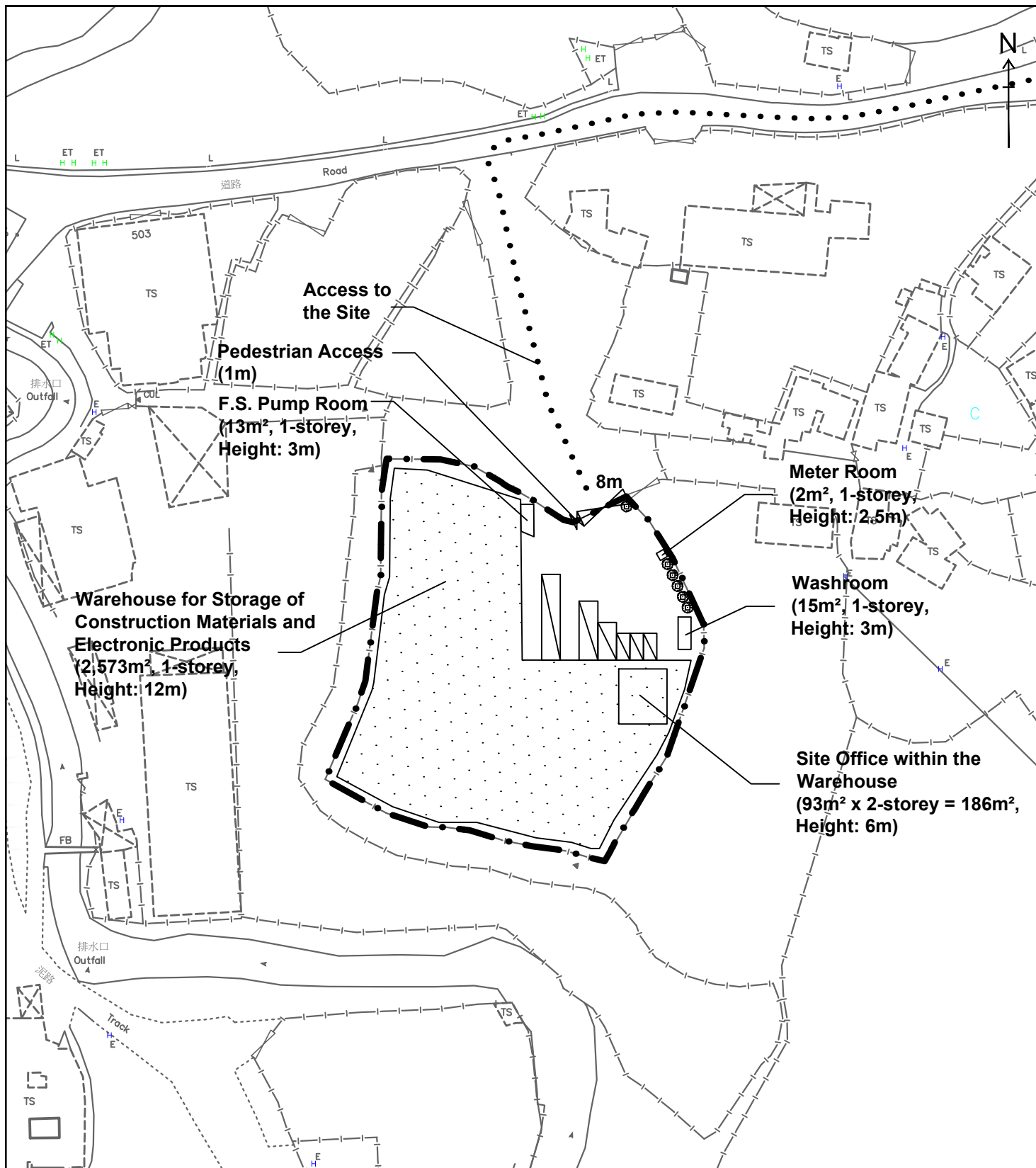
1 : 5000



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Plant Schedule:	Spacing (centre to centre)	Size (height / span)	Quantity
Existing Trees to be Preserved: Bauhinia blakeana	1000-2000mm	2750-3750mm	6

□ Planter: 1.2m (W) x 1.2m (L) x 1.2m (D)

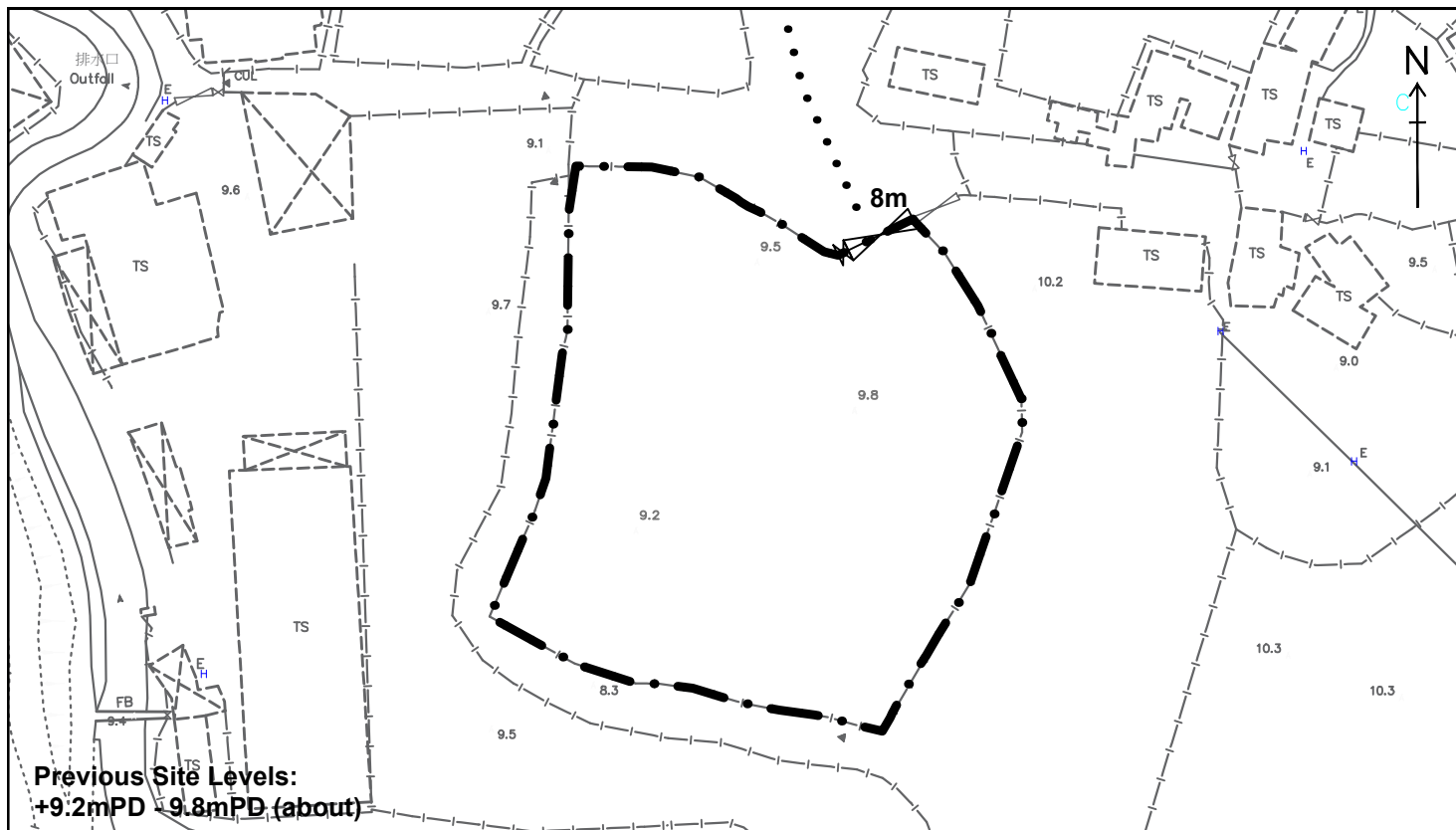
Landscape Plan

Figure 5

Scale 1:1000



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Legend:

-  Application Site (Area: about 3,726 sq.m.)
-  Land Filling Area (Area: about 3,726 sq.m.)
- Depth: Previous Site Level 9.2mPD - 9.8mPD
- Existing Site Level 10.0mPD
- (about 0.2m - 0.8m)
- Filling Materials: Soil with Concrete on top

Land Filling Plan

Figure 6

Scale 1:1000



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Site Photos

Site Photos A Existing Condition of the Application Site

Site Photos B Fire Service Installations within the Application Site

Site Photos C Approved Drainage Facilities within the Application Site

Site Photos D Traffic Management Measures Provided within the Application Site

Site Photos E Trees Planted by the Application Applicant



Legend:



Viewpoint of the Photo



Photo No.



Existing Condition of the Application Site

Site Photos A



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Fire Service Installations within the Application Site

Site Photos B



Approved Drainage Facilities within the Application Site

Site Photos C



Sufficient space reserved at the northeastern portion of the Site for loading/unloading and vehicle manoeuvring



Existing pedestrian route maintained by the Applicant



Revolving warning light at left side of the entrance



Revolving warning light at right side of the entrance



Trees Planted by the Applicant

Site Photos E



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Appendix 1

Compliance Letters of the Approval Conditions under Application
No. A/NE-TKL/779

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 LDS/PLAN/7082
本署檔號 Our Reference () in TPB/A/NE-TKL/779
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email

11 February 2025

Lawson David & Sung Surveyors Ltd.

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials
and Electronic Products for a Period of 3 Years and Associated Filling of
Land in “Agriculture” Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part)
and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (a) for Planning Application No. A/NE-TKL/779)**

I refer to your submission dated 9.1.2025 for compliance with approval condition (a) in relation to the submission of a condition record of the existing drainage facilities on the site 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 (a) has been complied with. Her advisory 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,

A handwritten signature in black ink, appearing to be 'Rico TSANG'.

(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 development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities; and
- (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 application 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.

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 LDS/PLAN/7082
本署檔號 Our Reference () in TPB/A/NE-TKL/779
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email

Lawson David & Sung Surveyors Ltd.

8 August 2025

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials
and Electronic Products for a Period of 3 Years and Associated Filling of
Land in “Agriculture” Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part)
and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/779)**

I refer to your submission dated 11.7.2025 for compliance with approval condition (c) in relation to the submission of a fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

The D of FS (Contact person: Mr. LI Chi-fung; Tel.: 2733 5844) has been consulted and considered that approval condition (c) has been complied with. Please proceed to implement the accepted FSIs proposal for compliance with approval condition (d). You are advised to submit a full set of Certificate of FSI and Equipment (FS 251) incorporated with all FSIs proposed in the accepted FSIs proposal under approval condition (c) for further arrangement of FSI acceptance inspection.

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

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By Email

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11 August 2025

Dear Sir/Madam,

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and Electronic Products for a Period of 3 Years and Associated Filling of
Land in “Agriculture” Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part)
and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKL/779)**

I refer to your submission dated 9.7.2025 for compliance with approval condition (e) in relation to the implementation of traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board under the captioned planning application.

The Commissioner for Transport (Contact person: Mr. TAM Kam-fai; Tel.: 2399 2405) has been consulted and considered that approval condition (e) has been complied with.

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

規 劃 署

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沙田政府合署
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By Email

Lawson David & Sung Surveyors Ltd.

8 August 2025

Dear Sir/Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials
and Electronic Products for a Period of 3 Years and Associated Filling of
Land in “Agriculture” Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part)
and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che
(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/779)**

I refer to your submissions dated 9.7.2025 and 1.8.2025 for compliance with approval condition (f) in relation to the implementation of environmental mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board under the captioned planning application.

The Director of Environmental Protection (Contact person: Miss Maureen CHANG; Tel.: 2835 1867) has been consulted and considered that approval condition (f) has been complied with. His advisory 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 the Director of Environmental Protection (DEP)
(Contact person: Miss Maureen CHANG; Tel.: 2835 1867):

The applicant should continue to implement/ maintain the mitigation measures throughout the planning approval period.

Appendix 2

WSD Documents related to the Water Supply

用水樓宇地址

PING CHE ROAD, DD 84 LOT 45A 45B 45C(PART) & 65B(PART)
TA KWU LING, NEW TERRITORIES

用戶編號：

應繳總額

\$51,500.00

繳款限期

02/03/2026

繳款單編號：

雜項收費

淡水消防供水駁喉：長度 9 米
淡水消防供水駁喉：直徑 50 毫米
小計

51,500.00

51,500.00

收費總額

51,500.00

餘額撥入下期

0.00

應繳款額

51,500.00

此欄空白



有關此帳戶的帳單附註：

- 申請書編號是 6504026994

政府資訊：

- 政府已宣布寬減由2026年1月15日至2027年1月14日期間非住宅用戶的水費、排污費及工商業污水附加費。詳情請瀏覽水務署及渠務署網頁。
- 選民改地址或者新登記都係6月2日截止！ | 網站：vr.gov.hk | 電話：2891 1001

如以支票付款，請把本郵寄付款回條連同支票寄上。

繳款單編號：

繳費靈
商戶編號「08」

CRC131

節省用水
節省金錢

應繳總額
\$51,500.00

繳款限期
02/03/2026

發出日期：03/02/2026



[20260203001881-002/004-1/1]

雜項收費	\$
淡水消防供水駁喉: 長度 9 米	51,500.00
淡水消防供水駁喉: 直徑 50 毫米	
小計	51,500.00
收費總額	51,500.00
餘額撥入下期	0.00
應繳款額	51,500.00

此欄空白



有關此帳戶的帳單附註：

- 申請書編號是

政府資訊：

- 政府已宣布寬減由2026年1月15日至2027年1月14日期間非住宅用戶的水費、排污費及工商業污水附加費。詳情請瀏覽水務署及渠務署網頁。
- 選民改地址或者新登記都係6月2日截止！ | 網站：vr.gov.hk | 電話：2891 1001

031 27/02/26 26YLG 000261 CHQ \$51,500.00 S

申請建造、安裝、更改或拆除
內部供水系統或消防供水系統

根據《水務設施條例》(第 102 章) 第 14 條及《水務設施規例》(第 102A 章) 第 3/5 條

第一部分 (由持牌水喉匠填寫，並須由新建樓宇工程計劃的認可人士簽署)(見附註1)

致：水務監督

有關下列地址的處所的內部供水系統或消防供水系統

DD84 LOT4S.A, 4S.B, 4S.C(PART), 6S.B(PART) PING CHE
ROAD TA KWU LING N.T.

*我/我們受填寫下文第二部分的*用戶#/代理人#/初次申請供水人士所聘用，負責*建造/安裝/更改/拆除上址的*內部供水系統/消防供水系統。有關內部供水系統/消防供水系統的核准水管工程計劃(「核准水管計劃」)詳情如下：

水務署批函檔號： 1649673790 日期： 3 Feb 2026 申請書編號： 6504026994

核准圖則的編號(如無需圖則，請簡述水管工程)： 總喉 50mm

本表格所涵蓋的工程：*全部工程/部分工程(如本申請只涉及部分核准水管計劃下的工程，請註明該相關部分的工程)： FS-01(Rev.0), FS-02(Rev.0)

涉及/所需水錶的尺寸和數目： 消防供水 (Sprinkler & H.R)

預計需要供水的日期： ASAP (見附註4)

備註：

詳述本表格所涵蓋在核准水管計劃下的工程擬在上址安裝/使用的喉管及裝置的表格WWO 1149 已 * 隨本表格附上 / 於 (年/月/日) 提交並於 (年/月/日) 核准。

2. 遞交表格的目的(見附註2)

*我/我們現向水務監督申請許可於 2026 年 04 月 15 日展開本表格所涵蓋在核准水管計劃下的工程的建造、安裝、更改或拆除工作。*我/我們證明擬安裝/用於建造、安裝、更改或拆除本表格所涵蓋的工程的喉管及裝置(包括*隨本表格附上/已核准的表格WWO 1149所載列及未有載列者)，均符合《水務設施規例》的規定。

* 請刪去不適用者
「用戶」及「代理人」的定義請參照《水務設施條例》第 2 條。

3. *我/我們完全明白並同意水務監督可把從*我/我們收集所得與本申請有關的資料，用於處理本申請和本申請中任何與內部供水系統或消防供水系統的核准建造、安裝、更改或拆除工作有關的跟進行動，或用於與這些方面有直接關連的事宜。如*我/我們沒有提供足夠資料，水務監督可能無法處理 *我/我們的申請。*我/我們同意收集的資料可轉交其他政府決策局及部門[和任何其他相關人士]作上述用途。*我/我們亦同意該等資料(包括持牌水喉匠及認可人士的姓名和有關處所的詳情)可能會向公眾公開(例如於互聯網發布相同資料)。*我/我們明白可向水務署部門秘書(地址：香港告士打道7號入境事務大樓48樓)要求查閱及更正個人資料。

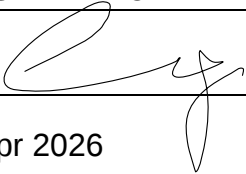
持牌水喉匠

認可人士

(只適用於新建樓宇工程計劃)

水喉匠牌照號碼： 03874 註冊編號： _____

姓名： SUNG MAN HO 姓名： _____

簽署：  簽署： _____

日期： 8 Apr 2026 日期： _____

電話號碼： _____ 電話號碼： _____

傳真號碼： _____ 傳真號碼： _____

電郵： _____ 電郵： _____

僱主公司名稱[†]： YICK CHEONG WATER ELECTRICAL WORK LTD *香港身份證/護照/商業登記號碼： _____

僱主商業登記號碼[†]： _____ 地址： _____

僱主地址： _____

擬選擇的聯絡方式：~~*郵遞/電郵/傳真~~

擬選擇的聯絡方式：~~*郵遞/電郵/傳真~~

[†]持牌水喉匠須提供聘用他/她的公司/承建商名稱、商業登記號碼和地址。

* 請刪去不適用者

#「用戶」及「代理人」的定義請參照《水務設施條例》第2條。

第二部分 (由用戶#/代理人#/初次申請供水人士填寫) (見附註1)

致：水務監督

本人現簽認所聘用持牌水喉匠*和認可人士在第一部分遞交的資料。

本人完全明白並同意水務監督可把從本人收集所得與本申請有關的資料，用於處理本人聘用持牌水喉匠的申請和本申請中任何與內部供水系統或消防供水系統的核准建造、安裝、更改或拆除工作有關的跟進行動，或用於與這些方面有直接關連的事宜。如本人沒有提供足夠資料，水務監督可能無法處理本人聘用持牌水喉匠的申請。本人同意收集的資料可轉交其他政府決策局及部門和任何其他相關人士作上述用途。本人亦同意有關處所的名稱可能會向公眾公開(例如於互聯網發布相同資料)作上述用途。本人明白可向水務署部門秘書(地址：香港告士打道7號入境事務大樓48樓)要求查閱及更正本人的個人資料。

×

簽署： _____ 姓名： 鉅進(中港)物流有限公司
(*用戶#/代理人#/初次申請供水人士)

電話號碼： _____

傳真號碼： _____

公司蓋章： _____ 地址： _____
(如適用)

日期： _____

* 請刪去不適用者
「用戶」及「代理人」的定義請參照《水務設施條例》第2條。

第四部分 (由持牌水喉匠填寫) (見附註6)

(如屬新建樓宇工程計劃，亦須由申請人和認可人士簽署)

致：水務監督

申請書編號：_____

本表格所涵蓋在核准水管計劃下的 *全部 / 部分工程(請註明及遞交有關圖則：_____)已於_____年_____月_____日竣工。

本人現向你申請視察及批准上述工程。*本人亦保證上述工程的各水錶位正確無誤。本人證明已安裝/用於建造、安裝、更改或拆除上述工程的喉管及裝置，均符合《水務設施規例》的規定。

_____ 水喉匠的姓名： **SUNG MAN HO**
(填寫第一部分的持牌水喉匠簽署)
牌照號碼： _____
日期： _____

* 本人信納持牌水喉匠於上述所示的各個水錶位正確無誤。

×

_____ 姓名： 鉅進(中港)物流有限公司
(填寫第二部分的申請人簽署)

×

_____ 日期： _____
公司蓋章(如適用)

* 本人信納持牌水喉匠於上述所示的各個水錶位正確無誤。

_____ 姓名： _____
(填寫第一部分的認可人士簽署)
註冊編號： _____
日期： _____



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 6775584098 of 1649673790

Our ref.

來函檔號 :

Your ref.

電話

: 2824 5000

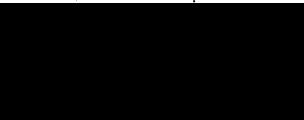
Tel.

傳真

: 2802 7333

Fax.

鉅進(中港)物流有限公司



申請書編號 : 6504026994

先生/女士 :

批准為 PING CHE ROAD, DD 84 LOT 4SA 4SB 4SC(PART) & 6SB(PART),
TA KWU LING, NEW TERRITORIES
供水作消防用途

本署於2024年04月26日收到你提交WWO542連同垂直水管路線圖/圖則，為上址申請消防供水已經收悉。提交的水喉工程圖則經你的代表宋先生於2025年12月18日再次修改後，本署經審核交來的水管圖則，認為大致可以接受。

經審批後，本署接納你的建議，設置一條直徑 50 毫米的單駁喉，接駁至上述位置的現存消防喉轆系統，並由位於上址 北 面的直徑 100 毫米總食水管供水。總食水管由雙端入水，在制水期間會受供水限制。

你須自費安排持牌水喉匠敷設一條直徑 50 毫米的水管，由供水接駁點「X」(圖則隨信夾附) 伸展至上述單位。

本署將提供一條直徑 50 毫米的消防駁喉的估計總費用為港幣 元。上述提及的費用是根據現有水管圖則，但未經地盤勘測証實所提議的駁喉位置附近的地底情況下計算的。駁喉的工程和實際成本會因應實際地盤情況而有所變更。

本署在收妥閣下交付的預計工程費用後，便會按程序開展工程。當實際地盤情況顯示所需工程費用有可能超越以上提及的預計工程費用的百份之五十或以上，本署便會另函通知。當閣下收到工程費用更改的通知，請 閣下於本署發信日期的兩星期內通知本署閣下的決定：

(甲) 閣下不接受提及的費用更改及希望本署立即停工；或

(乙) 閣下接受提及的費用更改及願意交付工程最終的實際開支。

在情況(甲)下,閣下只需負責已進行的工程和恢復地盤原狀所需的實際開支。(往後重新申請駁喉會視為一宗新申請)。

在情況(乙)下或者本署未能在發出費用更改通知的兩星期內接獲閣下的通知,本署會繼續進行已開展的工程直至竣工。而所需的工程費用會向閣下收取。

現夾附駁喉費的繳款通知單,請盡快清繳。

本署經審核交來的垂直水管路線圖及水管路線平面圖,認為大致可以接受。

水務監督是基於以下圖則核准上述的消防供應系統:

- 1) FS-01(REV.0); 及
- 2) FS-02(REV.0)。

位於地下作消防喉轆用途的供水水缸容量是2000公升,而位於地下作消防花灑用途的供水水缸容量是135000公升。

需要注意的是,安裝時應符合消防處的要求,特別是系統的排水管必須排放到顯眼的位置,不能被淹沒。此外,你亦應注意以下事項:

- (一) 本署乃根據《水務設施條例》及《水務設施規例》審核及批准你的供水設備圖則。請你注意,是項批准不會影響有關樓宇的法律地位,而裝錶供水也不會對樓宇結構授予任何合法地位或產生任何效力,阻止其他管理當局就建築物採取行動。對於因此項供水申請而引起的任何業權或其他相關問題,你須自行處理;
- (二) 如果水管穿越他人擁有的土地/物業、政府土地或影響第供水三者,你必須自行與有關業權人、政府部門或受影響人士作安排,並取得他們同意。假如相關人士或政府部門要求更改水管路線,你亦須為此負全責。如你因未能取得相關人士或政府部門同意而須更改相關的水管工程,你亦須為此負全責,本署對此並無責任。是項批准及提供供水不會對未獲有關政府部門批准而敷設於政府土地上的喉管及其配件授予任何合法或產生任何效力以阻止其他政府部門就該喉管及其配件採取行動。無論如何,你依然有責任為水錶位至接駁位的內部供水系統部份進行有關維修保養及更改事宜;
- (三) 是項批准不會免除你或你所委聘的持牌水喉匠在進行上述水管工程時需嚴格按照其他條例和規例(例如土地,安全和環境法例)的責任和義務,並需避免對公眾造成任何帶來的不便/干擾。你亦有責任確保在進行上述水管工程時遵守所有法律要求(包括但不限於工地安全相關的問題),並避免對受影響的第三者造成任何不便/干擾。你也必須自行通知受影響的第三者,並解決因上述有關水管工程而可能引起的任何糾紛。
- (四) 根據水務設施規例第6(3)條,任何屬消防供水系統或內部供水系統部分的喉管或裝置,不得使用或覆蓋,直至經水務監督檢查與批准為止。請提醒閣下的持牌水喉匠,當有地下喉管或地面上的藏牆喉管(如有)可供檢查時,在未回填/掩蓋前,通知本監督。如

有需要，本監督或會進行實地檢查。所敷設的水管應設計成能承受1.5倍最大靜止壓力（工作水壓）和以此壓力進行測試。地下喉管的壓力測試結果應提交予本署作記錄。

此申請需符合所有水務設施條例、水務設施規例、樓宇水管工程技術要求、及申請供水指引，現行要求將公布於水務署通函等。

根據水務設施規例7條，用戶或代理人須負責保持內部供水系統清潔。因此，新設施在獲得供水前，有關的用戶或代理人須參考最新頒布及有效的水務署通函和申請供水指引，先行清潔及消毒新敷設的內部食水供水系統，再與認可化驗室作出安排收集水樣本進行細菌及化學分析，然後將合格的化驗結果呈交水務監督。

若根據申請供水指引附海第(A)(II)段採用氯以外的其它消毒劑消毒內部供水系統（不包括新敷設的地下食水管），請你於進行消毒工作的一個月前，向水務監督提交有關該非氯消毒劑的類別及詳細資料。在收到有關資料的兩個星期內，水務監督會就有關的附加測試參數及其接受標準作另行通知。

你必須委聘持牌水喉匠進行屋內供水設備的安裝及更改工程。待本署批准擬安裝的全部喉管和配件後，該持牌水喉匠須以WWO 46號水務表格第一及第二部分（亦須由你簽署）向本署提供水管工程計劃的細節，作為動工的通知。倘若擬使用未獲本監督批核的喉管及配件，則須先取得本監督的批准，方可展開水管工程。在完成屋內供水設備的安裝及更改工程後，該持牌水喉匠須同樣以WWO 46號水務表格，向本署申報工程完成。

當接駁喉工程費用已繳付，本署才能為擬敷設的接駁喉申請道路挖掘准許證。同時亦請留意，倘若供水申請後來遭取消／撤銷，本署已進行或完成的接駁喉工程所引致的任何開支及成本，將不獲退還。

根據2003年《土地(雜項)條文修訂條例》的規定，凡於2004年4月1日或之後申請挖掘准許證，均須繳費。另外亦請留意，向路政署/地政署申領挖掘准許證於行人路及行車道，一般需時約3至6個月，在個別情況下可能需要更長時間。如申請掘路准許證遇到困難而令到有關駁喉工程延遲，本署會通知你有關事宜。

請注意：未經水務監督批准，請勿進行喉管裝置工程。

如對此個案有任何查詢，請致電3579 3157或3579 3158與本署助理水務督察李先生聯絡。來函請註明本署檔案編號。

水務監督

龍家倫

(龍家倫 代行)

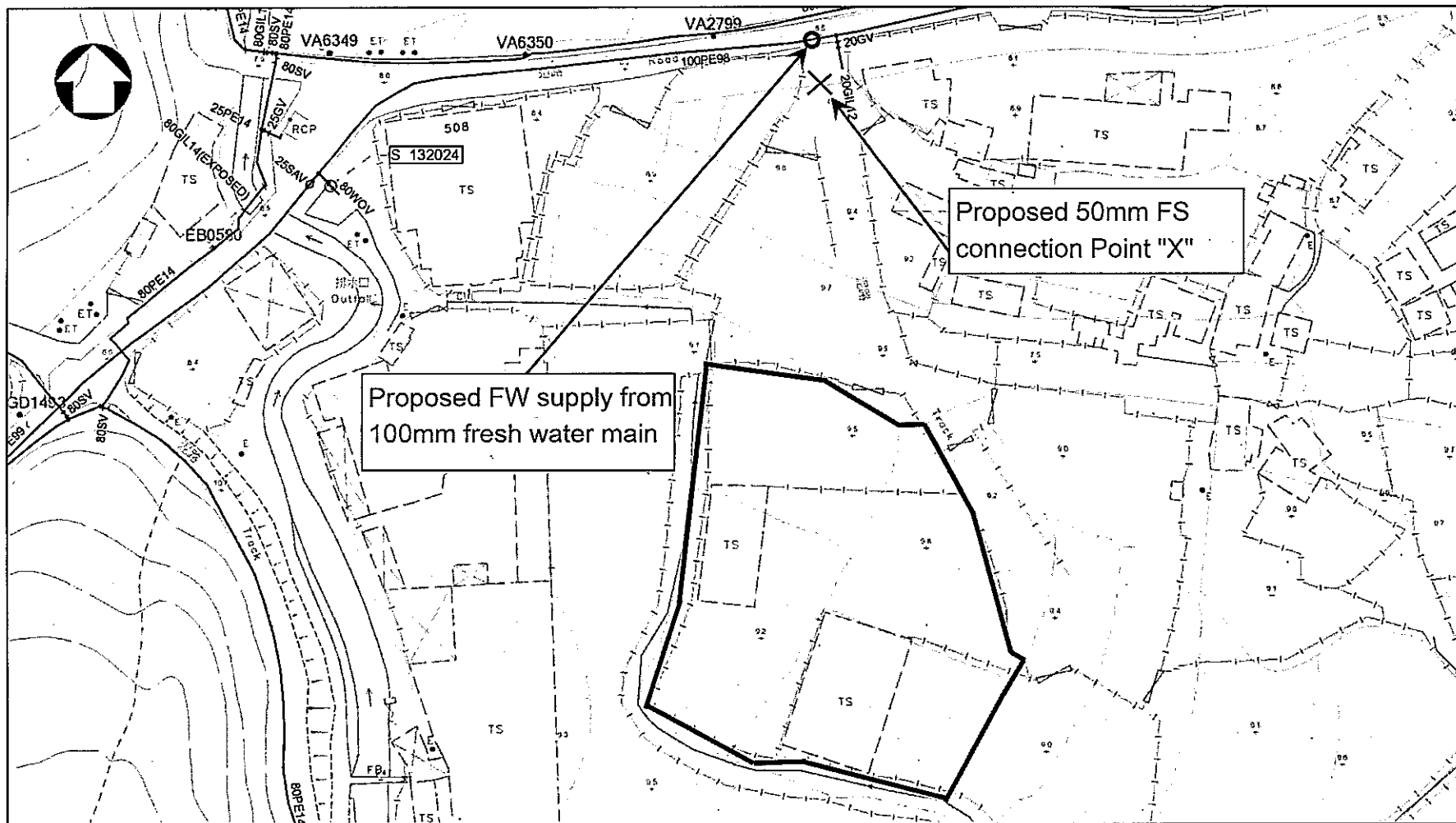
連附件

寄： 鉅進(中港)物流有限公司

副本送：消防處

消防安全總區-傳真號碼: 2722 6234

2026年2月3日



NOTES:

**PING CHE ROAD, DD 84 LOT 4SA 4SB
4SC(PART) & 6SB(PART), TA KWU LING, NT**
FS CHECK METER

Site Area



Private Lot



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

Water Main Record

1649673790

Sheet 1 of 1

1:1000



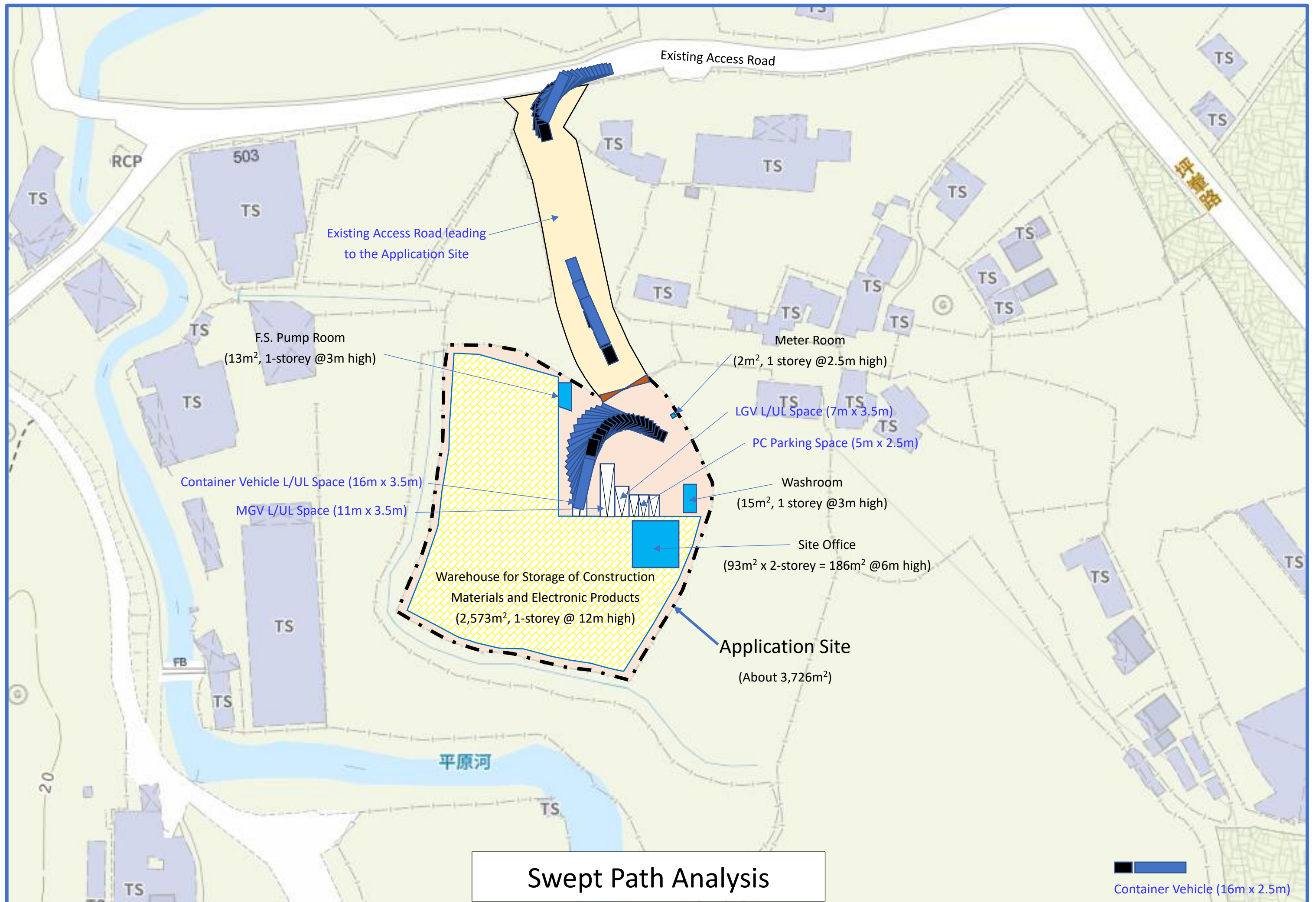
水務署
Water Supplies Department

25 12.5 0 25 Meters



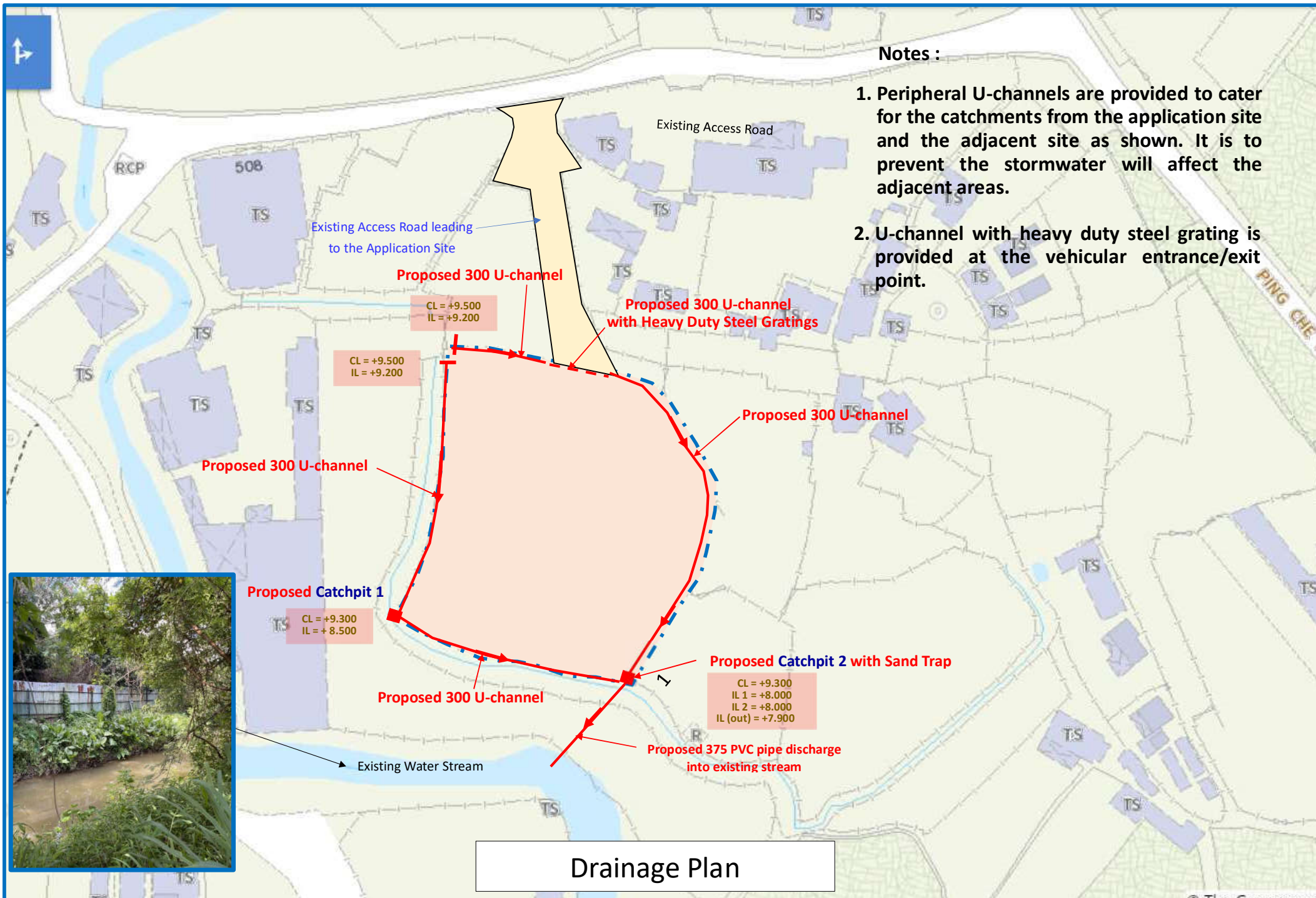
Appendix 3

Updated Swept Path Analysis



Appendix 4

As-built Drainage Plan



Appendix 5

Updated Fire Service Installations Proposal

