

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Isa Yuen <[REDACTED]>
寄件日期: 2026年10月28日星期三 12:00
收件者: tpbpd/PLAND
副本: Adrian Tsz Hin TAM/PLAND; Thomas Luk
主旨: Re: [PLG10372] Planning Application No. A/NE-TKL/863 - Supplementary Information
附件: ADCL_PLG_10372_L002.pdf

類別: Internet Email

Dear Sir/Madam,

We would like to supersede the submission in our preceding email with the enclosed self-explanatory letter. Thank you for your kind attention and we appreciate your assistance. Thank you.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

T: [REDACTED] | F: [REDACTED] | E: [REDACTED] | W: www.aikon.hk
H: [REDACTED]
B: [REDACTED]

Email Disclaimer: This E-mail is confidential and should not be used by anyone who is not the original intended recipient. It may contain confidential, proprietary or legally privileged information. If you receive this E-mail in error, please immediately delete it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this Email if you are not the intended recipient. Aikon Development Consultancy Ltd. do not accept liability for any errors or omissions in the content of this Email, nor accept liability for statement which are those of the sender and/or not clearly made on behalf of Aikon Development Consultancy Ltd.



毅勤發展顧問有限公司

Tel 電話 : [REDACTED]
Fax 傳真 : [REDACTED]
Email 電郵 : [REDACTED]
Web 網址 : www.aikon.hk

Date : 28th October, 2026
Our Ref. : ADCL/PLG-10372/L002

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years at Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories

We refer to our submission dated 29.9.2026 (Ref.: ADCL/PLG-10372/L001). We would like to provide supplementary information to facilitate consideration by relevant departments and the Town Planning Board.

It is clarified that the proposed use is “**Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years**”. Please refer to the replacement pages of the Application Form and revised Planning statement.

It is clarified that the equipment to be stored on-site are forklifts, which do not possess road vehicle licenses and are not used for conveying passengers or goods on public roads. All forklifts will be transported to and from the application site on goods vehicles. Transportation between the eastern and western portions of the application site will be carried out by flatbed trailers.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Isa YUEN
Encl.

Address 地址 :

[REDACTED]
[REDACTED]

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) ☐ Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) ☐ Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) ☐ Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 656sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積 N/Asq.m ☐ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 N/A Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積 N/Asq.m ☐ About 約 Proposed gross floor area 擬議總樓面面積 N/Asq.m ☐ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the attached planning statement.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 1 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 1 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories 新界打鼓嶺丈量約份第 82 約地段第 1113 號C分段 (部分)
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 656 sq. m 平方米 ☒ About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約) </div>
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號：S/NE-TKL/14
Zoning 地帶	“Agriculture” 「農業」地帶
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ </div> ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years 擬議臨時露天存放設備 (叉車) 及相關填土工程 (為期三年)



Section 16 Planning Application

Proposed Temporary Open Storage of
Equipment (Forklift) and Associated Filling of
Land for a Period of 3 Years

Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling,
New Territories

Planning Statement

Address:

[REDACTED]
[REDACTED]
[REDACTED]

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

Prepared by
Aikon Development Consultancy Limited

October 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 Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use 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. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the proposed use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (b) the proposed use falls under Category 2 areas as per the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (c) the current application allows optimization of land use resources within an area featuring similar uses;*
- (d) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (e) no adverse traffic, landscape, visual, environmental or drainage impacts arising from the proposed use is anticipated; and*
- (f) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

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

Address : [REDACTED]

地址 : [REDACTED]

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

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

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

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時露天存放設備（叉車）及相關填土工程（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界打鼓嶺丈量約份第 82 約地段第 1113 號 C 分段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（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) 擬議用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
- (二) 根據城市規劃委員會指引(TPB PG-No. 13G)，擬議用途屬於第二類地區；
- (三) 該申請允許在具有類似用途的區域內優化使用土地資源；
- (四) 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (五) 預計擬議用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (六) 考慮到附近已有類似該申請的規劃申請獲批准，擬議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擬議用途。

Address : [REDACTED] [REDACTED] 地址 : [REDACTED]		Aikon Development Consultancy Ltd. 毅勤發展顧問有限公司
Tel 電話 : [REDACTED]	Email 電郵 : [REDACTED]	
Fax 傳真 : [REDACTED]	Web 網址 : www.aikon.hk	

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Objectives	3
1.3 Structure of the Planning Statement	3
2. SITE PROFILE	5
2.1 Location and Current Conditions of the Application Site	5
2.2 Surrounding Land-use and Characteristics	5
3. PLANNING CONTEXT	5
3.1 Statutory Planning Context	5
3.2 Previous Application	5
3.3 Similar Applications	5
1.4 Town Planning Board Guidelines (TPB PG-No. 13G)	8
4. THE DEVELOPMENT PROPOSAL	9
4.1 Site Configuration and Layout	9
4.2 Traffic Considerations	10
4.3 Landscape and Visual Consideration	10
4.4 Environmental Consideration	10
4.5 Provision of Drainage Facilities	11
5. PLANNING JUSTIFICATIONS	12
5.1 Compatible with Land Uses of the Surrounding Areas	12
5.2 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)	12
5.3 Not Jeopardizing the Planning Intention of “AGR” Zone	12
5.4 No Adverse Traffic, Landscape, Visual, Environmental nor Infrastructural Impacts	13
5.5 Not Setting an Undesirable Precedent	13
6. CONCLUSION	14

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan
Figure 5	Land Filling Plan

List of Tables

Table 1	Similar Planning Applications in the Past Five Years
Table 2	Proposed Key Development Parameters
Table 3	Estimated Trip Generation/Attraction

1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot No. 1113 (Part) in D.D. 82, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). The application site has a total area of about 656m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1**. **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...”. The Remarks of “AGR” zone of the Current OZP also stated “...any filling of land shall not be undertaken...without the permission from the Town Planning Board...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.

1.1.3 Prepared on behalf of *Karwell Holdings Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Objectives

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

- (a) *To fully utilise the land resources falling within “AGR” zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long-term planning intention of “AGR” zone; and*
- (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.3 Structure of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above

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

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is accessible via a local track leading to Ping Che Road and is divided into two portions (i.e. the eastern and western portions). The application site is paved with concrete and is currently vacant. The northern and southern portions of the lot (i.e. Lot 1113 S.C) are excluded from the application site to preserve existing access.

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are of rural character mainly comprising warehouses, open storage yards, temporary structures and vacant land. Ping Yuen River is located to the west of the application site.

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...*”. The Remarks of “AGR” zone of the Current OZP also stated “*...any filling of land shall not be undertaken...without the permission from the Town Planning Board...*”. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

- 3.2.1 The application site involves no previous application.

3.3 Similar Applications

- 3.3.1 In the past five years, there are similar applications for similar uses within the “AGR” zone(s) on the Ping Che and Ta Kwu Ling Outline Zoning Plan. 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/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 (23/09/2022)
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 (11/08/2023)
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 (05/04/2024)
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 (05/07/2024)
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/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 (02/08/2024)
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 (16/08/2024)
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 (14/03/2025)
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 (25/08/2025)
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)

Application No.	Proposed Use(s)	Decisions (Date)
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 (19/09/2025)
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 (05/09/2025)
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 (05/12/2025)
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 (23/01/2026)
A/NE-TKL/834	Proposed Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (08/05/2026)
A/NE-TKL/833	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 (17/04/2026)
A/NE-TKL/836	Proposed Temporary Open Storage of Timber and Ancillary Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (22/05/2026)
A/NE-TKL/838	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 (05/06/2026)
A/NE-TKL/840	Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (10/07/2026)

Application No.	Proposed Use(s)	Decisions (Date)
A/NE-TKL/842	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	Approved with condition(s) on a temporary basis (24/07/2026)

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

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

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 656m² and is divided into two portions. The eastern portion covers about 184m², while the western portion encompasses approximately 472m².
- 4.1.2 The application site is intended for the proposed use with a designated area of 350m² for open storage of **equipment** (i.e. forklift), with no dangerous goods stored at the application site. The remaining area will serve as circulation/manoeuvring space and provision of one parking space for private cars and one loading and unloading (L/UL) bay for medium goods vehicles (MGVs). The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 2**.
- 4.1.3 The operation hours are between 8:00 a.m. and 7:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. A 2m high solid metal wall will be erected along the application site boundary to minimize nuisance to the surrounding areas.
- 4.1.4 The entire application site has been paved with concrete, and it is intended to regularise any filling of land at the application site for feasible traffic flow and vehicular access. The entire application site has been filled with concrete, with depth not more than 1.2m (**Figure 5** refers), no further filling of land is required. The ground level of the eastern portion and western portion are raised to +9.8mPD and +9.6mPD respectively.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 8:00a.m. to 7:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 656m ²
Covered Area	N.A.
Open Storage Area	About 350m ²
Ingress/Egress	13m Wide and 6m Wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	1 1
No. of Loading/Unloading (L/UL) Bays MGVs (11m(L) x 3.5m(W))	1 1
Proposed Filling of Land Area Depth Materials	656m ² Not More than 1.2m Concrete

4.2 Traffic Considerations

- 4.2.1 The application site can be accessed via local access leading to Ping Che Road, featuring two ingress/egress points (in about 13m and 6m). 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 equipment to and from the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local access roads. Since the application site will be designated solely for 'open storage' purposes, only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 3** below.
- 4.2.2 In order to minimize any traffic impact, traffic management measures, including deployment of staff to manage traffic is proposed. It is anticipated that no adverse traffic impacts would arise from the proposed use.

Table 3: 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 (08:00 – 10:00)	1	0	0	0	1
Trips at PM peak per hour (17:00 – 19:00)	0	1	0	0	1
Trips (10:00 – 17:00)	1	1	2	2	6

4.3 Landscape and Visual Consideration

- 4.3.1 The application site is paved and there are no existing trees within the application site. The application site has very low agricultural value at present. Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. It is proposed that the application site will be fenced off to prevent direct visual contact from outside. The proposed 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 proposed use is anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 The application site is flat and paved, featuring an existing drain located at the northern boundary. Given that there will be no significant alteration to the site conditions, the proposed use is not expected to cause any adverse drainage impacts. Should the current application be approved, the applicant is prepared to submit a detailed drainage proposal, including a comprehensive 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 Compatible with Land Uses of the Surrounding Areas

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

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

- 5.2.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.
- 5.2.2 Considering that the proposed use is well-justified with no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.3 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.3.1 Considering the close proximity of various adjacent open storage, warehouse and workshop uses to the application site, the planning intention of “AGR” zone may hardly be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for agricultural activities again. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- 5.3.2 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

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

- 5.4.1 The proposed use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the proposed use is minimal.
- 5.4.2 Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards as well as the small scale of the application site, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. It is proposed that the application site will be fenced off to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storages and warehouses. As a result, the proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.
- 5.4.3 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 proposed use is anticipated.
- 5.4.4 Since the application area has been paved and there will be no significant alteration to the site conditions, it is anticipated that no significant drainage impacts will arise from the proposed use.

5.5 Not Setting an Undesirable Precedent

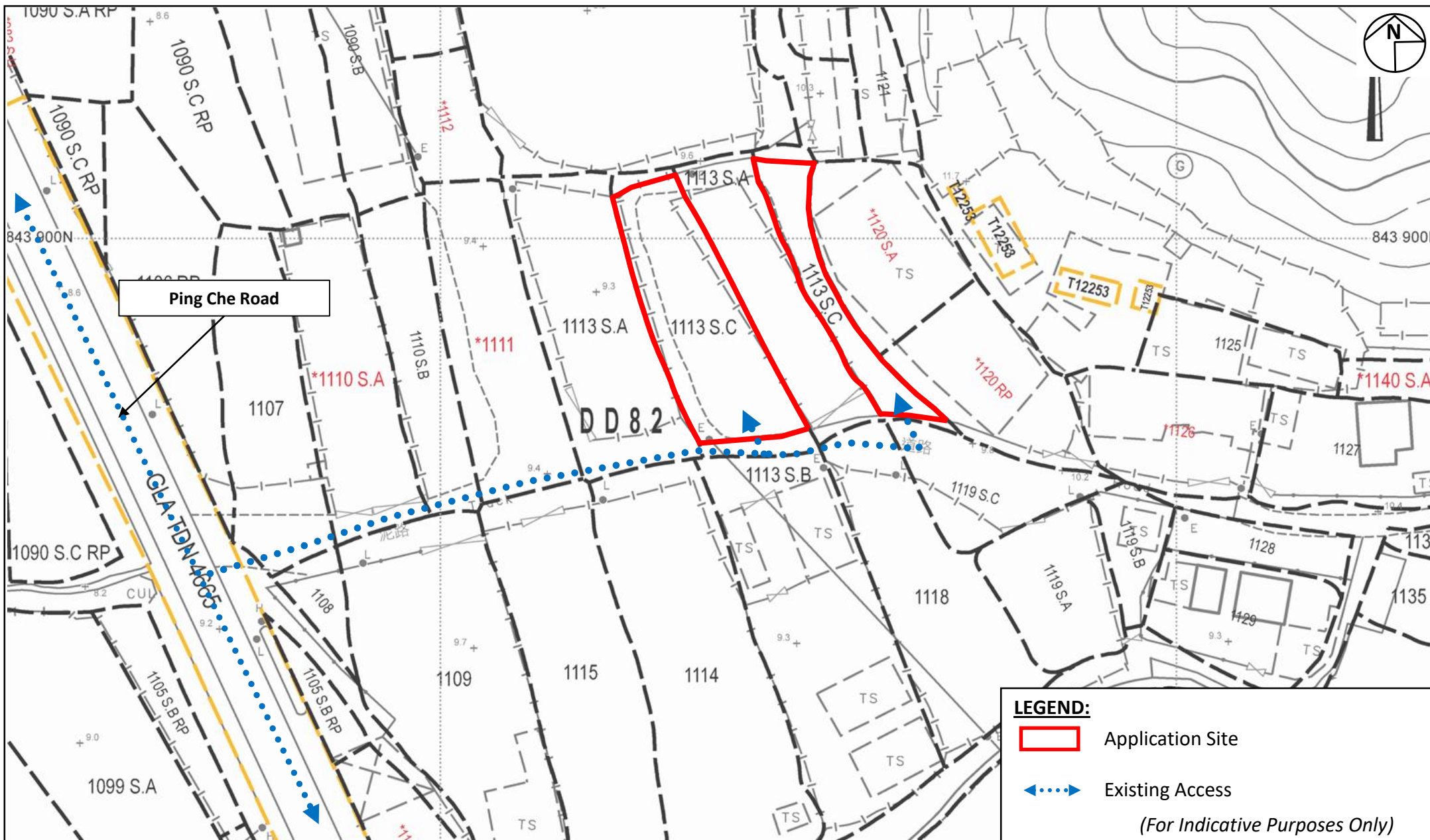
- 5.5.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) the proposed use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (b) the proposed use falls under Category 2 areas as per the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (c) the current application allows optimization of land use resources within an area featuring similar uses;*
 - (d) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (e) no adverse traffic, landscape, visual, environmental or drainage impacts arising from the proposed use is anticipated; and*
 - (f) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan
Figure 5	Proposed Land Filling



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years at Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

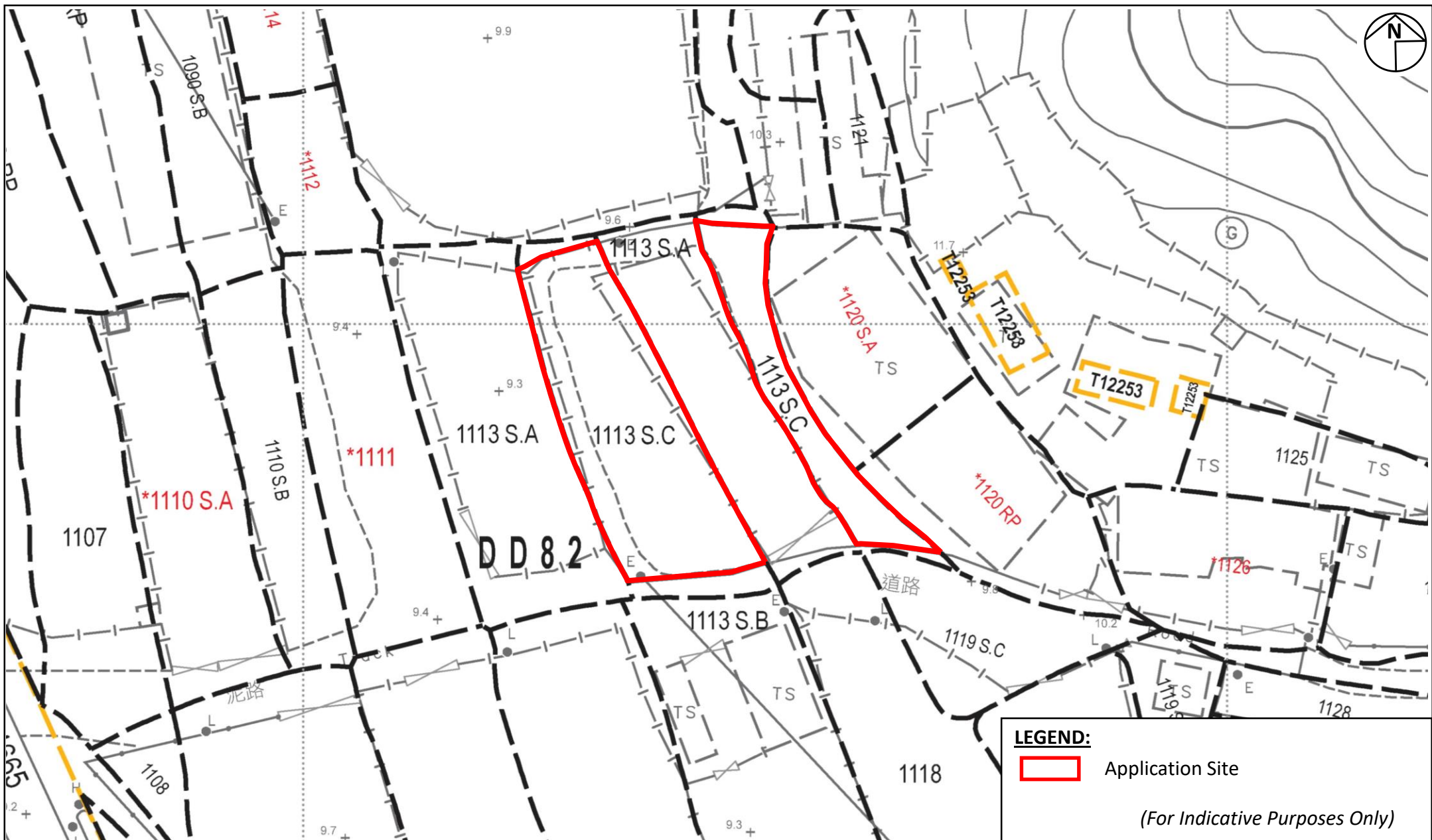
Date:

Sep 2026



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10372-R001/F001



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years at Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories

Title:

Extract of Lot Index Plan

Figure:

2

Scale:

Not to Scale

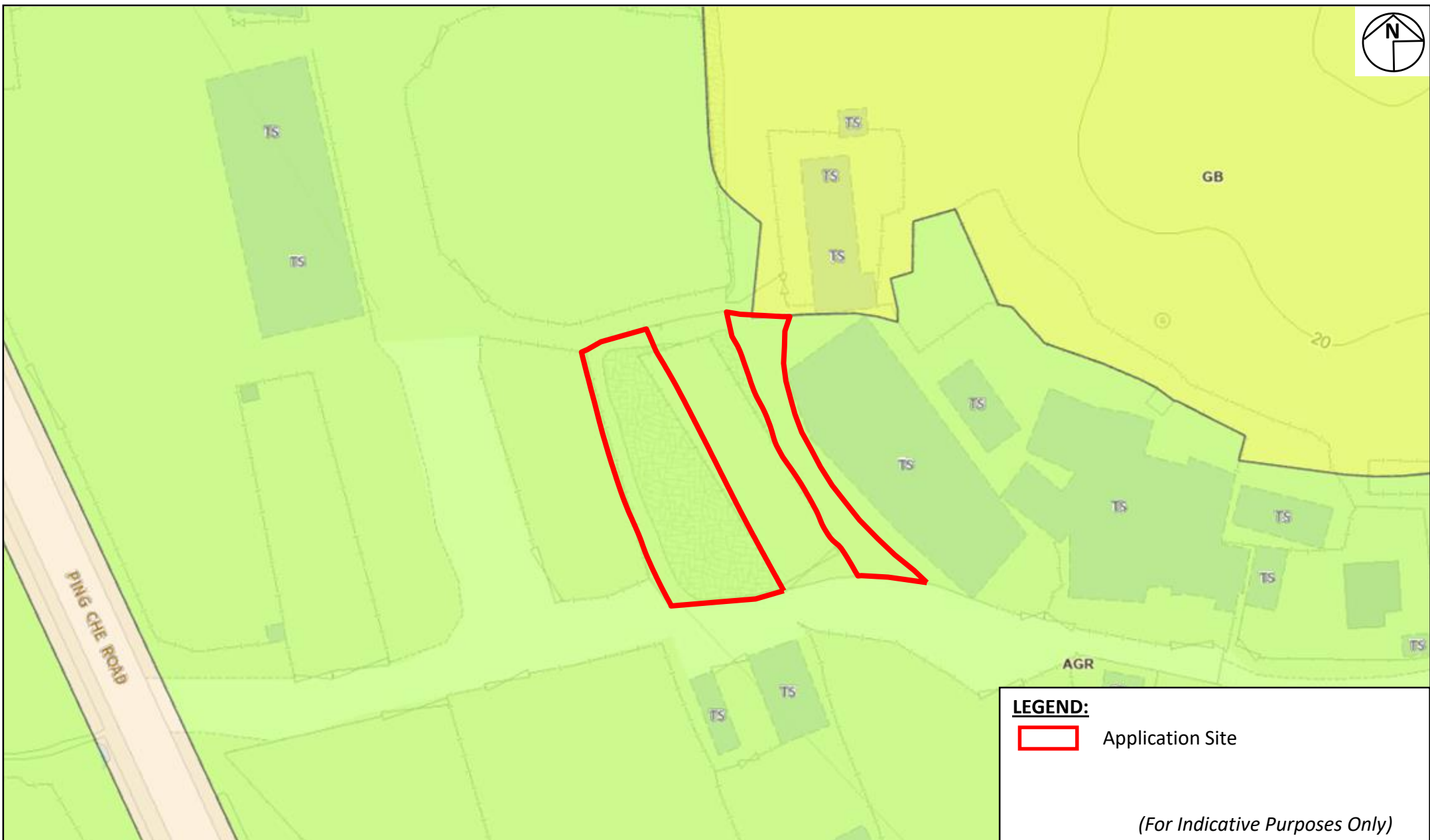
Date:

Sep 2026

Ref.: ADCL/PLG-10372-R001/F002



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years at Lot No. 1113 S.C (Part) in D.D. 82, 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:

Sep 2026

DEVELOPMENT PARAMETERS

APPLICATION SITE : 656 m² (ABOUT)

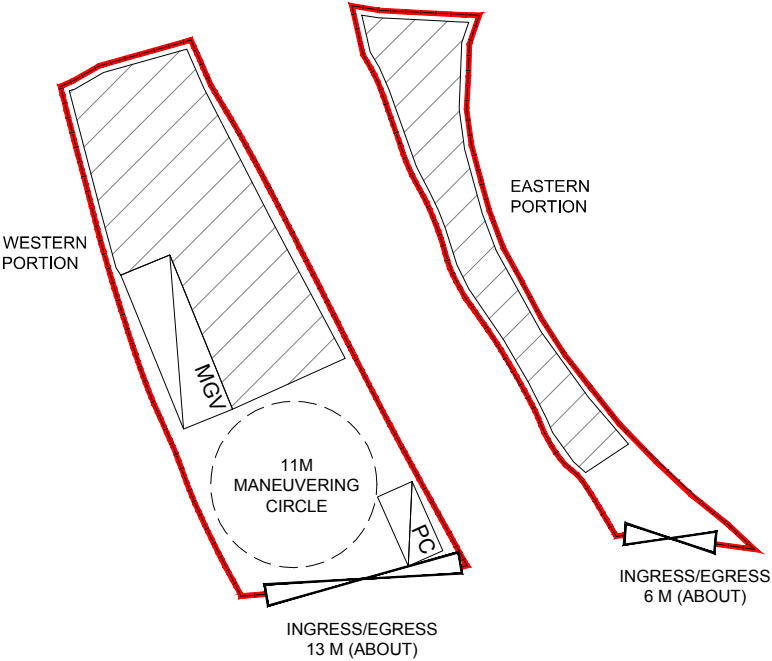
PARKING AND LOADING/UNLOADING PROVISION

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))

LEGEND

- APPLICATION SITE BOUNDARY
- BOUNDARY FENCING OF 2M(H)
- OPEN STORAGE AREA(ABOUT 350 m²)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (MGV)
- INGRESS/EGRESS



Project:
Section 16 Planning Application for Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years at Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10372/R001/F004

Figure:
4
Scale:
1:500
Date:
Sep 2026

FILLING OF LAND

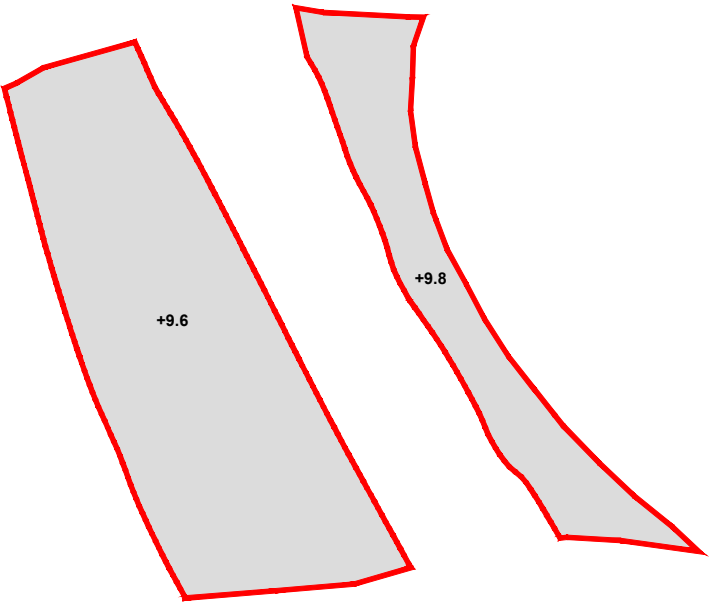
APPLICATION SITE	:	656 m ² (ABOUT)
EXISTING LAND FILLING FOR REGULARISATION	:	656 m ² (ABOUT)
TOTLA AREA OF LAND FILLING	:	656 m ² (ABOUT)
SITE LEVELS	:	+9.6 to +9.8 mPD (ABOUT)
DEPTH OF LAND FILLING	:	NOT MORE THAN 1.2m
LAND FILLING MATERIAL	:	CONCRETE

THE SITE HAS BEEN PAVED. THE FILLING OF LAND SERVES TO ALIGN SITE LEVELS FOR SMOOTH VEHICLE PARKING AND MANEUVERING. ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

- APPLICATION SITE BOUNDARY
- FILLING OF LAND (ABOUT 656 m²)
- +9.8

 PROPOSED LEVEL (mPD) (ABOUT)



Project:
Section 16 Planning Application for Proposed Temporary Open Storage of Equipment (Forklift) and Associated Filling of Land for a Period of 3 Years at Lot No. 1113 S.C (Part) in D.D. 82, Ta Kwu Ling, New Territories

Title:
Land Filling Plan

Ref.: ADCL/PLG-10372/R001/F005

Figure:
5
Scale:
1:500

Date:
Sep 2026

