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The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501292

2025.6.13

by Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/807
	Date Received 收到日期	2025-07-03

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LUCK GREAT GLOBAL PROPERTY LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

AIKON DEVELOPMENT CONSULTANCY LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,991 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 220 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 12/05/2025 (DD/MM/YYYY), this application involves a total of 4 "current land owner(s)".
根據土地註冊處截至 2025 年 5 月 12 日的記錄，這宗申請共牽涉 4 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 4 "current land owner(s)".
已取得 4 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
4	Lot 1088 S.B and 1110 S.B in D.D.82	19/05/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 Construction Material and Machinery with Ancillary Facilities 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 1,771 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 220 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 N/A .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 220 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 220 .....sq.m <input checked="" type="checkbox"/> 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 2 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 1 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 From 8:00a.m. to 7:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ping Che Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Demolition of existing structures	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,991 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.7. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....

Thomas LUK

Name in Block Letters
姓名（請以正楷填寫）

.....
Planning Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

AIKON DEVELOPMENT CONSULTANCY LIMITED



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

11/06/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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	Lots 1088 S.B (Part) and 1110 S.B (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 1088 號B分段 (部分) 及第 1110 號B分段 (部分)
Site area 地盤面積	1,991 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
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" ("AGR") 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議臨時露天存放建築材料及機械連附屬設施及相關填土工程 (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	220 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	11 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1
			1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Land Filling Plan		
Site photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Section 16 Planning Application

Proposed Temporary Open Storage of
Construction Material and Machinery with
Ancillary Facilities and Associated Filling of
Land for a Period of 3 Years

Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D.
82, Ta Kwu Ling, New Territories

Planning Statement

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Prepared by
Aikon Development Consultancy Limited

June 2025

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.03.2010. As detailed throughout this Planning Statement, the 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 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;*
- (d) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
- (e) 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.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時露天存放建築材料及機械連附屬設施及相關填土工程（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 1088 號 B 分段（部分）及第 1110 號 B 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 2010 年 3 月 12 日刊憲之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（以下簡稱為「大綱核准圖」），申請地點坐落於「農業」地帶。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。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) 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；
- (四) 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
- (五) 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。

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1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The application site has an area of about 1,991m². 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 lots 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 *LUCK GREAT GLOBAL PROPERTY 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 largely paved, contains some vegetation, and has several temporary structures erected. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

2.1.2 The application site involves two private lots (i.e., Lots 1088 S.B and 1110 S.B in D.D. 82). The southern portions of these private lot areas are excluded from the application site to preserve existing access (**Figure 2** refers). The northern part of Lot 1088 S.B is included to effectively utilize an underutilized area owned by the applicant (**Illustration 1** refers) and allow management of the land efficiently while addressing any potential flooding concerns.

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, hobby farm, domestic structures and vacant land.

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 western portion of the application site is subject to three previous applications (No. A/NE-TKL/598, A/NE-TKL/661 and A/NE-TKL/741).

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/598	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (19.10.2018)
A/NE-TKL/661	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (10.09.2021)
A/NE-TKL/741	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (16.02.2024)

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 2** below.

Table 2: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (09/07/2021)
A/NE-TKL/672	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (09/07/2021)
A/NE-TKL/674	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (23/07/2021)
A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	"AGR"	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	"AGR"	Approved with condition(s) on a temporary basis (11/08/2023)
A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (27/10/2023)
A/NE-TKL/743	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (19/04/2024)
A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (05/04/2024)
A/NE-TKL/745	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (15/03/2024)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (15/03/2024)
A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of Three Years	"AGR"	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	"AGR"	Approved with condition(s) on a temporary basis (22/11/2024)
A/NE-TKL/762	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (02/08/2024)
A/NE-TKL/763	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (04/10/2024)
A/NE-TKL/764	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	"AGR"	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	"AGR"	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	"AGR"	Approved with condition(s) on a temporary basis (14/03/2025)
A/NE-TKL/786	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (24/01/2025)

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 1,991m² and is divided into two portions. The eastern portion covers about 1,664 m², while the western portion encompasses approximately 327 m².
- 4.1.2 A total of about 873m² of the application site (about 44%) is intended for open storage of construction materials (i.e. scaffold, bricks, tiles, column, screws, etc.) and machinery (i.e. tamping rammer, generator, elevated platform, etc.), with no dangerous goods will be stored at the application site. A single-storey temporary structure, with a maximum height of 3.5m (1-storey), is proposed at the eastern portion of the application site, providing a gross floor area (GFA) of about 220m² for the ancillary office.
- 4.1.3 The remaining uncovered area would be served as circulation/manoeuvring space and provision of 2 parking spaces for private cars, 1 loading and unloading (L/UL) bay for light goods vehicles (LGVs) and 1 L/UL bays for medium/heavy goods vehicles (M/HGVs). The Indicative Layout Plan is shown in **Figure 5** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.4 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 2.5m high solid metal wall will be erected along the application site boundary to minimize nuisance to the surrounding areas.
- 4.1.5 A majority part of the application site has been paved with concrete, nevertheless, filling of land is proposed for feasible traffic flow and heavy vehicle access as well as aligning with the levels of the adjoining access road. The extent of the land filling area has been kept to minimal to meet the operational need. The ground level of the eastern portion and western portion are proposed to be raised to +10.0mPD and +9.4mPD respectively. The entire application site will be filled with concrete, with depth not more than 0.7m. (**Figure 4** refers).
- 4.1.6 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 3: Key Development Parameters

Proposed Use	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities 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	1,991m ²
Eastern Portion	1,664m ²
Western Portion	327m ²
Covered Area	About 220m ² (About 11%)
Uncovered Area	About 1,771m ² (About 89%)
Open Storage Area	About 873m ²
Temporary Structure	
No(s).	1
No. of Storey	1
Maximum Height	3.5m
Total Floor Area	About 220m ²
Ingress/Egress	
Eastern Portion	11m-Wide
Western Portion	6m-Wide
No. of Parking Spaces	2
Private Car (5m(L) x 2.5m(W))	2
No. of Loading/Unloading (L/UL) Bays	2
M/HGVs (11m(L) x 3.5m(W))	1
LGVs (7m(L) x 3.5m(W))	1
Proposed Filling of Land	
Area	1,991m ²
Depth	Not More than 0.7m
Materials	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 11m and 6m). Within the application site, 2 parking spaces for private cars, 1 L/UL bay for LGVs, and 1 /UL bay for M/HGVs are provided. LGV and M/HGV will be utilized for the transportation of construction materials and machinery 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 4** below.

4.2.2 In order to minimize any traffic impact, traffic management measures, including the provision of signs at the entrance/exit of the application site and deployment of staff to manage traffic are proposed. It is anticipated that no adverse traffic impacts would arise from the proposed use.

Table 4: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction							
Time Period	PC		LGV		M/HGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	2	1	1	0	1	0	5
Trips at PM peak per hour (17:00 – 18:00)	1	2	0	1	0	1	5
Average trip per hour (10:00 – 17:00)	1	1	1	1	1	1	6

4.3 Landscape and Visual Consideration

- 4.3.1 The application site is mostly paved with some vegetation observed and there is no existing tree 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 majority of the application site is flat and paved, featuring an existing U-channel located at the southern 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, tree clusters, active/fallow farmlands and vegetated areas. 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 and warehouse 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 A majority of the application site has been paved and there is no existing tree within the application site. The application site has very low agricultural value at present and the proposed development would induce no significant landscape impact.
- 5.4.3 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.
- 5.4.4 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.
- 5.4.5 Since a majority of 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

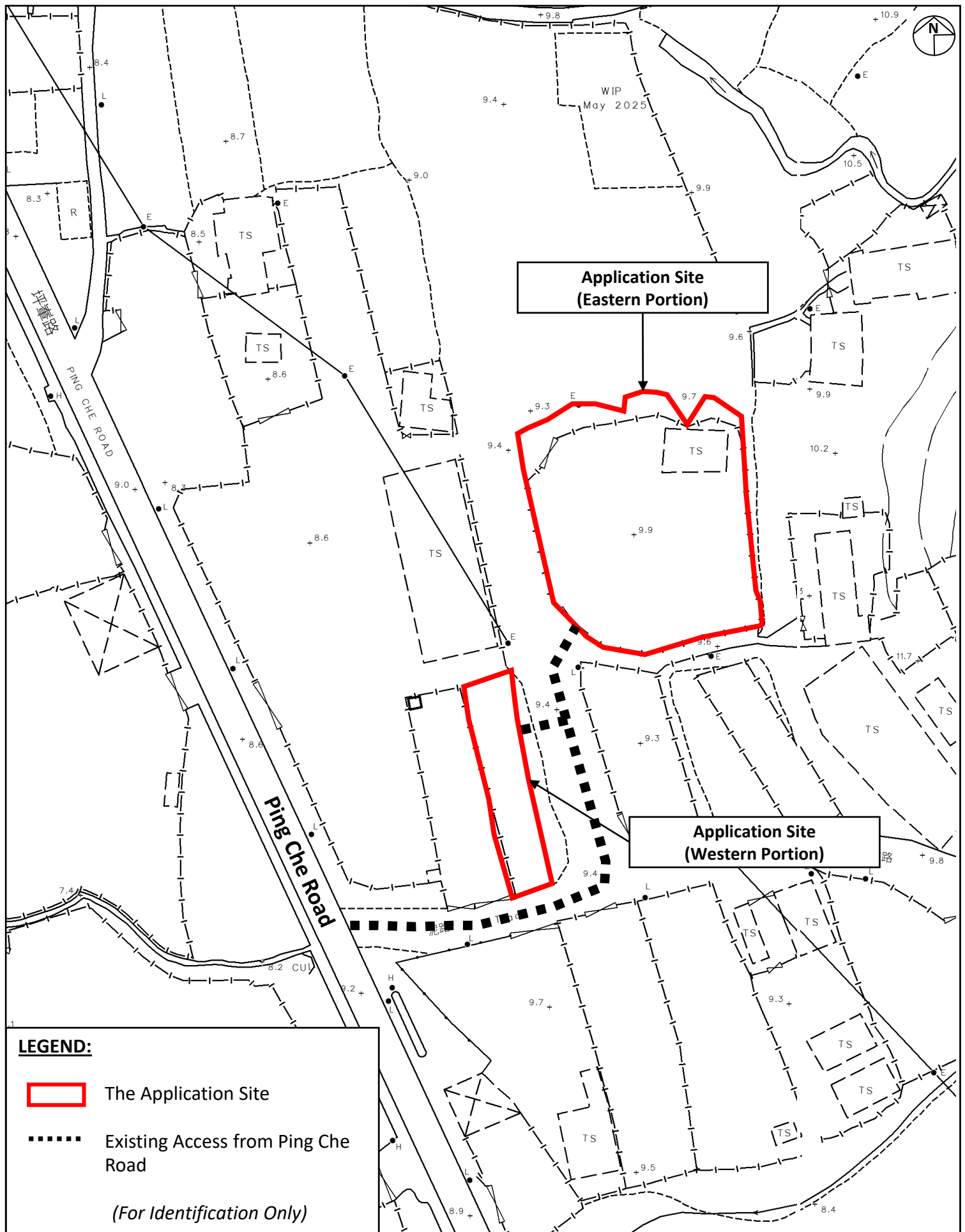
- 5.5.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

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 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;*
 - (d) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
 - (e) 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 (No. ags_ S00000124598_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Proposed Land Filling
Figure 5	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

Location Plan

Ref.: ADCL/PLG-10317-R001a/F001

Figure:

1

Scale:

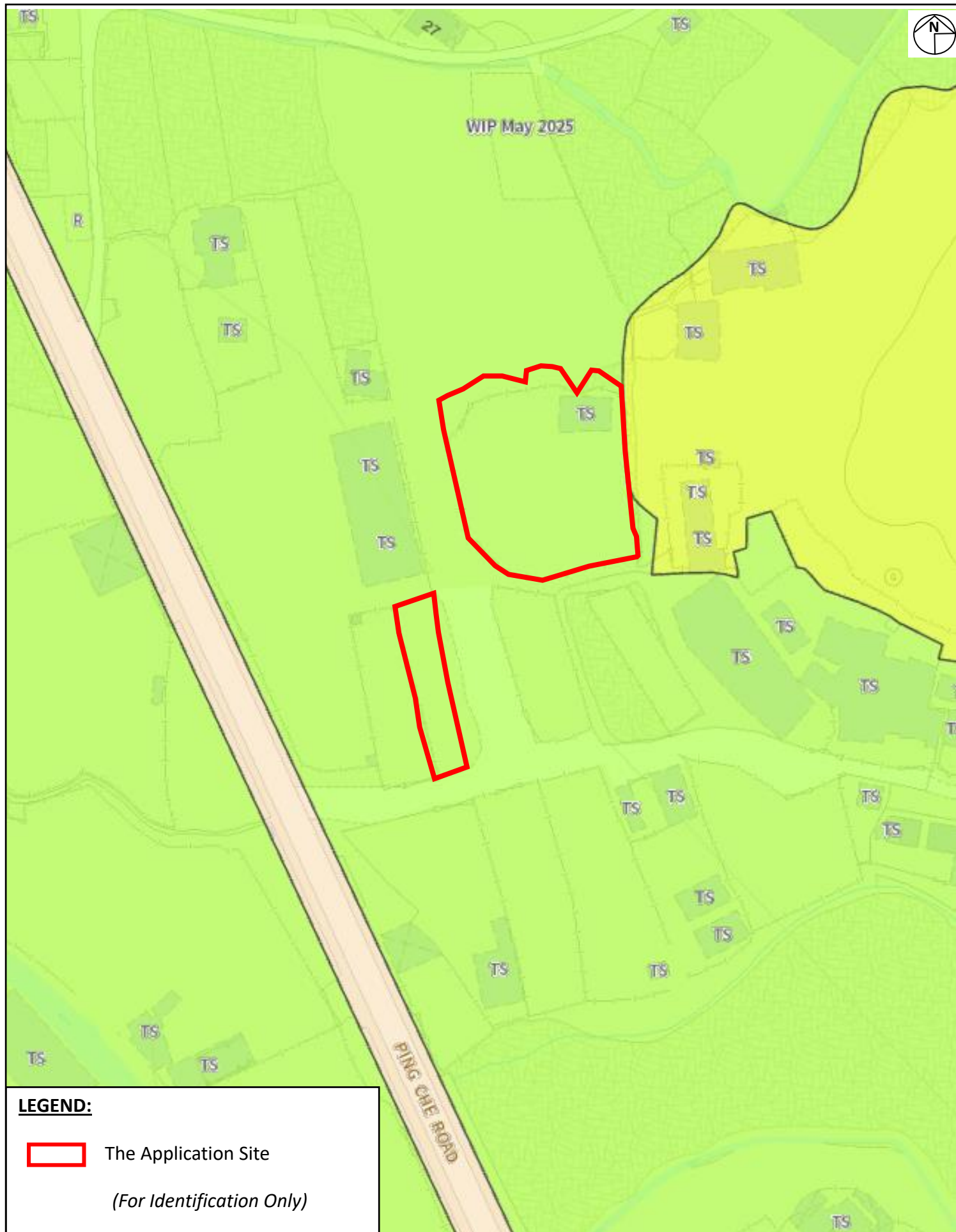
Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Title:

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

Ref.: ADCL/PLG-10317-R001a/F003

Figure:

3

Scale:

Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



DEVELOPMENT PARAMETERS

APPLICATION SITE : 1,991 SQ.M. (ABOUT)
COVERED AREA : 220 SQ.M. (ABOUT)
UNCOVERED AREA : 1,771 SQ.M. (ABOUT)

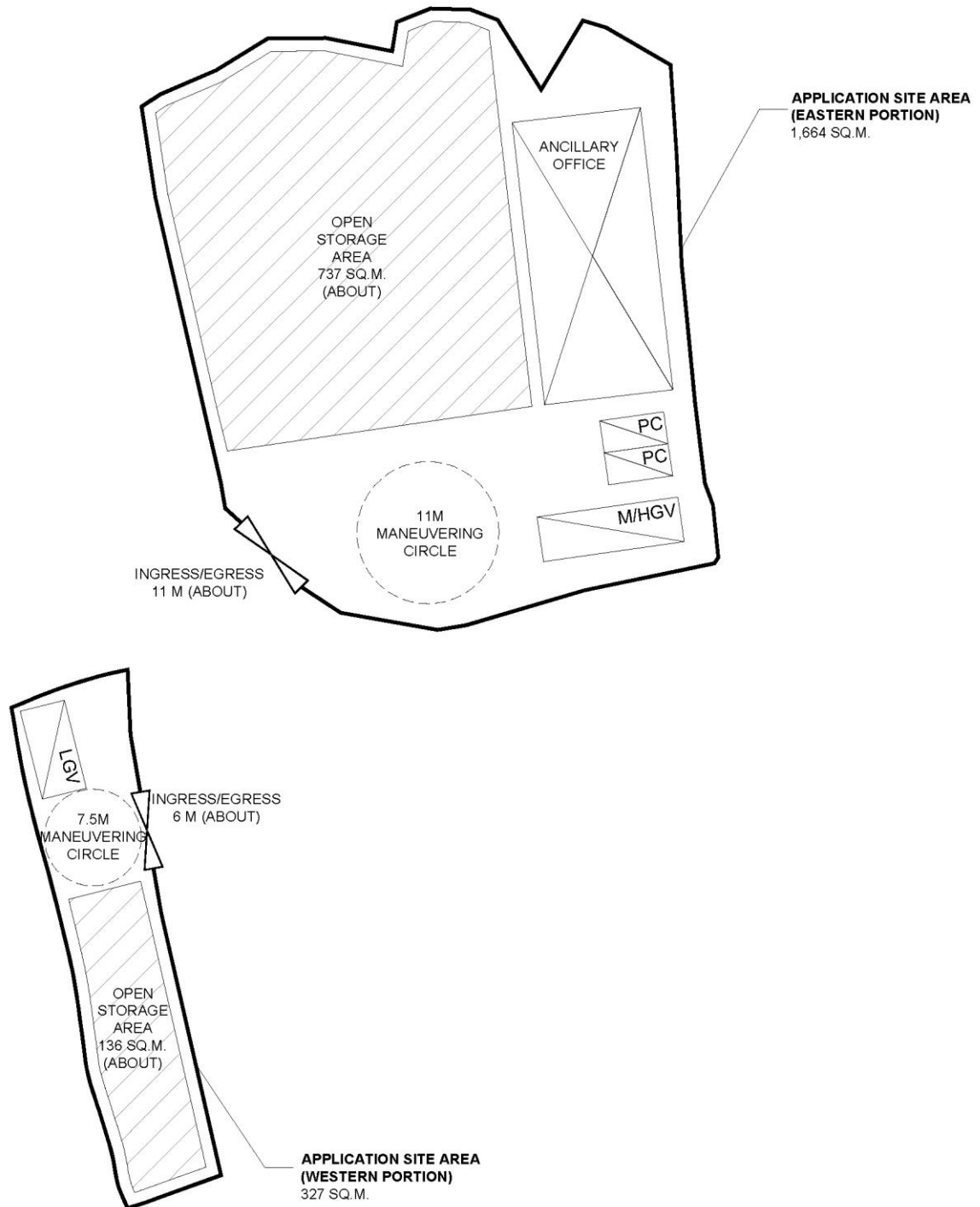
PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 2 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV) : 1 NOS. (7 M(L) X 3.5 M(W))
L/UL SPACE (M/HGV) : 1 NOS. (11 M(L) X 3.5 M(W))

STRUCTURE	COVERED AREA	BUILDING HEIGHT
ANCILLARY OFFICE	220 SQ.M. (ABOUT)	3.5M (ABOUT) (1-STOREY)

LEGEND

- APPLICATION SITE BOUNDARY
- PROPOSED STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (M/HGV)
- INGRESS/EGRESS



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82, Ping Che, New Territories

Title:

Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

Jun 2025

Ref.: ADCL/PLG-10317-R001a/F004



AIKON DEVELOPMENT CONSULTANCY LTD.






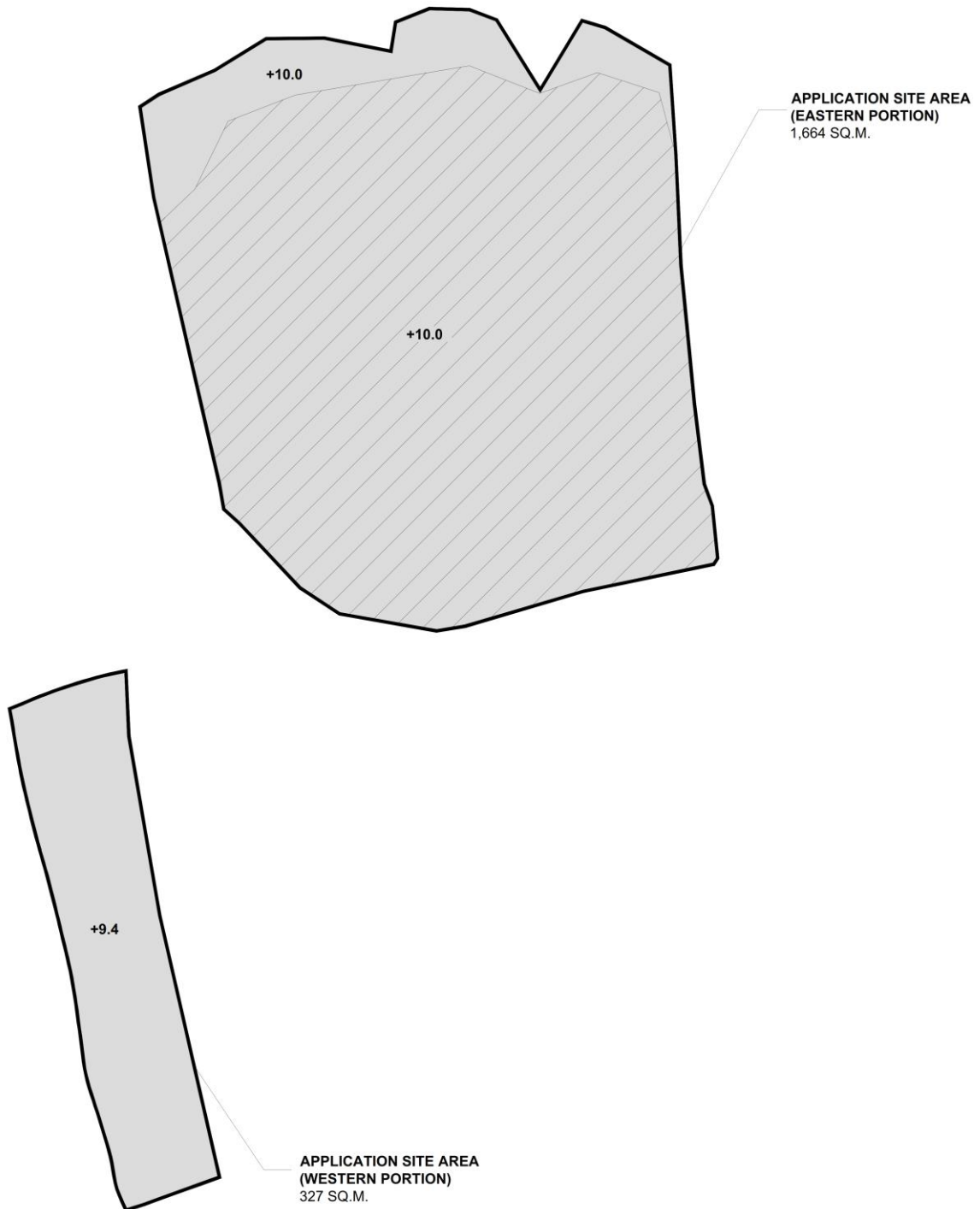
PROPOSED FILLING OF LAND

APPLICATION SITE AREA : 1,991 SQ.M. (ABOUT)
EXISTING PAVED AREA : 1,486 SQ.M. (ABOUT)
PROPOSED FILLED AREA : 1,991 SQ.M. (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.7M
PROPOSED SITE LEVEL : +10.0mPD FOR APPLICATION SITE (EASTERN PORTION)
PROPOSED SITE LEVEL : +9.4mPD FOR APPLICATION SITE (WESTERN PORTION)
LAND FILLING MATERIAL : CONCRETE

REMARKS: A MAJORITY PART OF THE APPLICATION SITE HAS BEEN PAVED.
PROPOSED FILLING OF LAND FOR CREATING A FLAT SURFACE FOR FEASIBLE TRAFFIC FLOW.

LEGEND

-  APPLICATION SITE BOUNDARY
-  PROPOSED FILLING OF LAND
- +10.0** PROPOSED LEVEL
-  EXISTING PAVED AREA (+9.9mPD)



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82, Ping Che, New Territories

Title:

Land Filling Plan

Figure:

5

Scale:

Not to Scale

Date:

Jun 2025

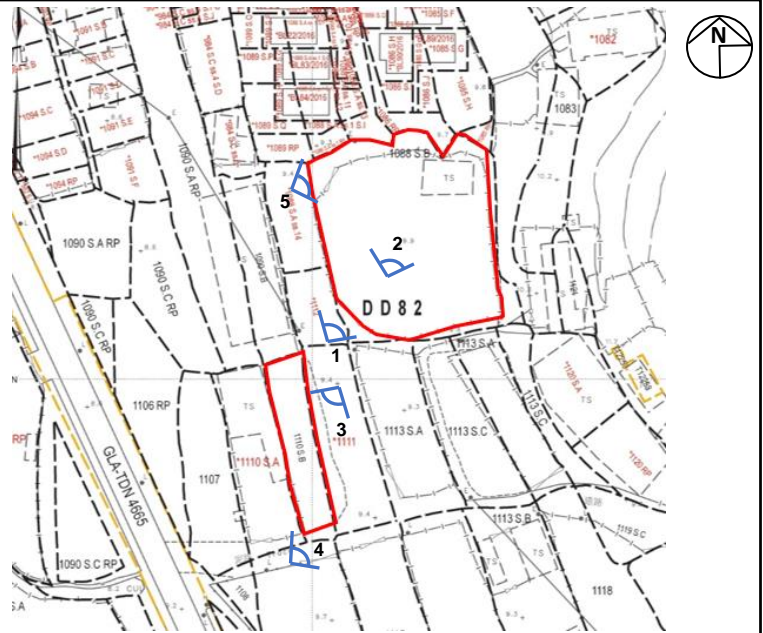


AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10317-R001a/F005

List of Illustration

Illustration 1 Existing Condition of the Application Site and the Surrounding Areas



Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos 1088 S.B and 1110 S.B in D.D. 82, Ping Che, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas

Ref.: ADCL/PLG-10317-R001a/I001

Illustration:

1

Scale:

Not to Scale

Date:

Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



Date : 26th August, 2025
Our Ref. : ADCL/PLG-10317/L003

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 Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/807)

We refer to the departmental comments received from the Transport Department, Environmental Protection Department and Planning Department regarding the subject application and would like to provide a Responses-to-Comments Table to address the abovementioned departmental comments and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

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

Thomas LUK

Encl.
c.c. Client

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories

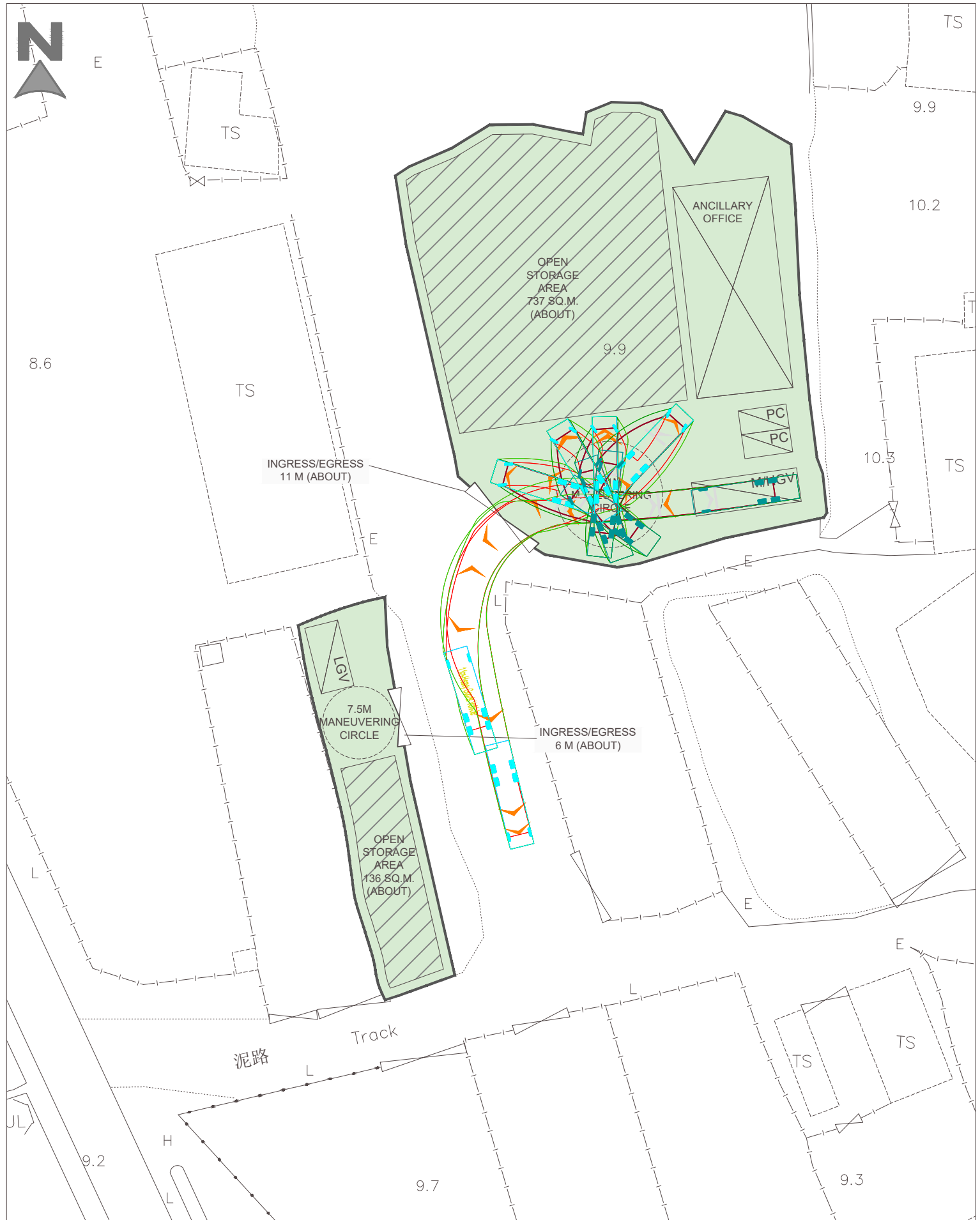
Department	Date	Comments	Responses to Departmental Comments
Transport Department	31.7.2025	i. The applicant should supplement further information such as swept path analysis to demonstrate the proposed maneuvering circle is sufficient for goods vehicles entering and exiting the subject sites, maneuvering within the subject sites and into / out of the parking spaces;	Please see Figure P8120-SP-01 & P8120-SP-02 of the swept path analysis for details.
		ii. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Flashing lights will be installed at the site ingress and egress to ensure adequate lighting for both vehicles and pedestrians, alerting pedestrians when passing by the site access.
		iii. The applicant shall advise the management/control measures to be implemented to ensure no queueing of vehicles outside the subject sites;	Considering (i) the minimal traffic generation and attraction based on operational needs, (ii) the available space for vehicle maneuvering within the site, and (iii) the low traffic network near the subject site, no queueing is expected. Nevertheless, a traffic controller will be deployed at the site access to manage the gate promptly, ensuring that vehicles can pass through the site unobstructed.
		iv. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject sites; and	A permit system for visitors will be introduced, allowing only vehicles with prior registration to enter the site. This measure will ensure that sufficient parking space is available on-site and will help prevent illegal parking of visitors' vehicles outside.
		v. The proposed vehicular access between Ping Che Road and the application sites is not managed by TD. The applicant should seek comments from the responsible party.	Noted.
Environmental Protection Department	31.7.2025	Seems like no information on sewage treatment facility is included in the application information. Noting that office use is proposed within the site, please ask the applicant to provide information on the sewage treatment facility of the site for our review.	During operation of the proposed use, the major source of wastewater will be sewage from toilet generated by staff. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
Planning Department	31.7.2025	It is noted that an ancillary office with an area of about 220m2 is proposed. Please justify the size and clarify if any other use is involved in the ancillary office.	The proposed use for open storage of construction materials and machinery involves monitoring of these materials and scheduling of loading and unloading vehicles. The ancillary office is intended to provide a sheltered environment for staff to document and oversee activities related to this operation, as well as to store related


Planning Application No. A/NE-TKL/807

Responses to Comments Table


Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
			<p>documents, to ensure smooth operation and effective use of the application site. It is confirmed that the ancillary office is exclusively dedicated to this purpose, and there will be no overnight accommodations on the application site.</p> <p>Given the nature of the activities and the scale of operations, the size of the ancillary office is considered appropriate and necessary to effectively support the needs of the proposed use.</p>



Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Proposal - Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at lot Nos 1088 S.B and 1110 S.B in D.D.82, Ping Che, New Territories			
Figure - P8120-SP-01	Title - Swept Path Analysis for 11m Heavy Goods Vehicle	Remark -	
Scale - 1:500			
Date - August 2025			



<p>Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Proposal - Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at lot Nos 1088 S.B and 1110 S.B in D.D.82, Ping Che, New Territories</p>			
Figure - P8120-SP-02	Title - Swept Path Analysis for 7m Light Goods Vehicle	Remark -	
Scale - 1:500			
Date - August 2025			



Date : 12th September, 2025
Our Ref. : ADCL/PLG-10317/L004

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 Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/807)

We refer to our submission and would like to provide clarifications to facilitate considerations by the Planning Department and the Town Planning Board.


It is clarified that one LGV L/UL bay and one M/HGV L/UL bay will be provided at the application site (Please refer to the Replacement Pages of the Application Form).

The majority part of the application site (i.e., the eastern portion) has already been paved with concrete in a depth of about 0.2m. The current application seeks to regularize the filling of land and apply for additional land filling in the eastern portion of the application site (ranging from approximately 0.1m to 0.7m in depth) to create a flat surface that meets traffic and operational needs. The existing levels in the eastern portion of the application site, which range from +9.3 mPD to +9.9 mPD, would be raised to a level of about +10.0 mPD.

Additionally, land filling of about 0.5m in depth is proposed for the western portion of the application site to align with the levels of the local track and adjacent developments, facilitating efficient traffic flow while minimizing the risk of flooding. The existing level in the western portion of the application site, currently at about +8.9 mPD, would be raised to a level of about +9.4 mPD. Land filling within the entire application site would be no more than 0.7m in depth.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

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


Thomas LUK

Encl.
c.c. Client

Address 地址 :

香港德輔道中 267-275 號龍記大廈 17 樓 1702 室
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong

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 Construction Material and Machinery with Ancillary Facilities 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	<input checked="" type="checkbox"/> year(s) 年 .....3..... <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....1,771.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....220.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....1.....
Proposed domestic floor area 擬議住用樓面面積	.....N/A.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....220.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....220.....sq.m <input checked="" type="checkbox"/> 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	.....2.....
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	.....1.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....1 (M/HGV).....

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	220 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	11 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 1(M/HGV) _____ _____		1 (LGV)



Date : 25th September, 2025
Our Ref. : ADCL/PLG-10317/L005

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 Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/807)

We refer to our submission and would like to provide clarifications to facilitate considerations by the Environmental Protection Department and the Town Planning Board.

It is confirmed that the Applicant will implement the mitigation measures as listed in the Recommended Pollution Control Clauses for Construction Contract and will meet the statutory requirements under relevant environmental legislation.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

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


Thomas LUK

Encl.
c.c. Client

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, 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) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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. 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;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Applications

Approved Applications

	Application No.	Uses/ Development	Date of Consideration
1	A/NE-TKL/598	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	19.10.2018 (Revoked on 19.11.2020)
2	A/NE-TKL/661	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	10.9.2021 (Revoked on 10.3.2023)
3	A/NE-TKL/741	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land	16.2.2024 (Revoked on 16.8.2025)

**Similar S.16 Applications for Temporary Open Storage
in the vicinity of the Application Site within “Agriculture” Zone in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/671 [@]	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021
2.	A/NE-TKL/695 ^{\$}	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (Revoked on 18.9.2023)
3.	A/NE-TKL/707	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
4.	A/NE-TKL/714 [%]	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023 (Revoked on 19.11.2024)
5.	A/NE-TKL/724 ^{&}	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	11.9.2023 (Revoked on 4.12.2023)
6.	A/NE-TKL/734 [!]	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	11.8.2023
7.	A/NE-TKL/743 [#]	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024
8.	A/NE-TKL/745 ^{&}	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024
9.	A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.3.2024
10.	A/NE-TKL/758 [@]	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of Three Years	5.7.2024

11.	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	22.11.2024
12.	A/NE-TKL/763	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
13.	A/NE-TKL/786	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025
14.	A/NE-TKL/805	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	15.8.2025
15.	A/NE-TKL/806	Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025

Remarks

@ : Applications No. A/NE-TKL/671 and A/NE-TKL/758 involve the same site.

: Applications No. A/NE-TKL/690 (rejected application) and A/NE-TKL/743 involve the same site.

% : Applications No. A/NE-TKL/714 and A/NE-TKL/805 involve the same site.

& : Applications No. A/NE-TKL/724 and A/NE-TKL/745 involve the same site.

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-TKL/690 [#]	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1,R2

Remarks

[#] : Applications No. A/NE-TKL/690 (rejected application) and A/NE-TKL/743 involve the same site.

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site;
- Lot 1088 S.B in D.D. 82 is partly covered by a Letter of Approval (LoA) No. 5985 for erection of temporary structures. His office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate;
- the following irregularity covered by the planning application has been detected by his office:

unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures on Lot 1088 S.B in D.D. 82. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- if the planning application is approved, the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures erected/ to be erected within Lot 1088 S.B in D.D. 82. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- his advisory comments are at **Appendix VI**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application; and
- her advisory comments are at **Appendix VI**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view; and

- his advisory comments are at **Appendix VI**.

3. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- her advisory comment are at **Appendix VI**.

4. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comment are at **Appendix VI**.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of Rural Inland Plains landscape character comprising open storages, temporary structures, vegetated areas, tree clusters, and woodlands within the “Green Belt” zones at the northeast. The proposed use is considered not entirely incompatible with the existing landscape character of the Site;
- with reference to the site photos dated 14.7.2025, the western portion of the Site is covered with grass; the eastern portion of the Site is partially hard-paved, fenced-off and occupied by some existing structures, and partially covered with existing self-seeded/wild vegetation. No significant/sensitive landscape resources were observed within the Site. According to the Application Form, no tree felling is anticipated. With reference to paragraph 4.3.1 of the Planning Statement, “there is no existing trees within the Site”. Significant adverse impact on existing resources arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix VI**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application from the landscape planning perspective;
- it is noted that a structure is proposed in the application, before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

7. **Other Departments**

The following government departments have no objection to/ no comments on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owners of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) Lot 1088 S.B in D.D. 82 is partly covered by a Letter of Approval (LoA) No. 5985 for erection of temporary structures. His office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate;
 - (iii) the following irregularity covered by the planning application has been detected by his office:

unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures on Lot 1088 S.B in D.D. 82. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures erected/ to be erected within Lot 1088 S.B in D.D. 82. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (v) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period;

- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Ping Che Road;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement the requirements of the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites', implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling and construction works and meet the statutory requirements under relevant environmental legislation. The applicant is also reminded to collect, store and employ licensed waste collector to regularly collect and dispose of the sewage from toilets properly to avoid causing nuisance to the nearby environment;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that a structure is proposed in the application, before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
 - (iii) the applicant's attention is drawn to the following points:
 - the application involves two separate sites which should be self-sustainable in all aspects under the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulations 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for and the proposed boundary of the Priority Development Area (PDA) of NTN New Town were released in December 2024. The proposed boundary of the PDA is being reviewed under the P&E Study. While the implementation programme of NTN New Town is being formulated under the P&E

Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning and boundary review of the PDA in the P&E Study, the proposed use may need to be vacated for the site formation works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/807

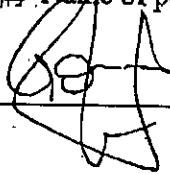
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

14 JUL 2025

From: [REDACTED]
Sent: 2025-07-28 星期一 03:23:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/807 DD 82 Ping Che Road

A/NE-TKL/807

Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling

Site area: About 1991sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machineries / 4 Vehicle Parking /
Filling of Land

Dear TPB Members,

Despite the long record of failure to fulfil conditions and the clear signs that the operator never had any intention to provide a 'hobby farm', 741 was streamlined and rolled over on 16 Feb 2024. A display of malfeasance on the part of both PlanD and members in view of the circumstances.

Of course many conditions were not fulfilled and operator has finally had to submit an application for the actual brownfield use. This with the addition of another lot that has no record of previous application.

The question law abiding urban citizens ask is how this brownfield operation has been allowed to operate for so many years when small shops in other districts are subject to constant harassment and inspections? For sure the operator has no intention of every complying with conditions.

Approval would certainly underline the reality that lying about the proposed land use and manipulating the system is the certainly the route supported by the administration and TPB and will encourage other operators to follow the same pattern.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 28 September 2023 2:44 AM HKT
Subject: A/NE-TKL/741 DD 82 Ping Che Road

Dear TPB Members,

Again many conditions were not fulfilled.

It is quite clear that the intention is to use the site for brownfield.

There have been numerous media revelations in the past weeks with regard to the ease with which rules and regulations can be flaunted with impunity.

It is time that members face up to the fact THAT YOU ARE PART OF THE PROBLEM.

By approving the roll over of applications that have a long history of failure to fulfill conditions you are effectively sending out the message that you endorse the entrenched disregard for the laws and regulations of Hong Kong.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 April 2021 3:25 AM CST
Subject: A/NE-TKL/661 DD 82 Ping Che Road

Dear TPB Members,

So after SIX extensions of time, approval was revoked for failure to comply with half a dozen conditions.

But no man tai, resubmit application and get stuck in for another round.

Members should ask some questions this time, like what is the true nature of the operation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, July 6, 2018 3:08:23 AM
Subject: A/NE-TKL/598 DD 82 Ping Che Road

A/NE-TKL/598
Lot 1088 S.B. (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling
Site area : About 1,520m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

This application appears to be to legitimize an ongoing brownfield use.

If only a few of the dozens of 'hobby farms' applications were for genuine agricultural use there might be some hope for the future of NT. But alas experience indicates that most of them are fake fronts for other land uses.

In view of the number of reports on illegal camping grounds to accommodate low cost tour groups members have to ask questions about the true intention of the operator.

Mary Mulvihill