

This document is received on 2025-08-25
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

2501865

18/8

By Hand

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/815
	Date Received 收到日期	2025-08-25

- 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)

Shun Yu Development Consultant Limited 順雨發展顧問有限公司

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)

R-riches Planning Limited 盈卓規劃有限公司

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 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, 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	☒ Site area 地盤面積 4,539 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 N/A sq.m 平方米 ☐ 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 ☐ 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 OZP No.: S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(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 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 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)

(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
27/06/2025 - 11/07/2025 (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 22/07/2025 (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 Materials and Machinery and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 4,539sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 N/Asq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 N/A

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 N/Asq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 N/Asq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

N/A

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

1

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

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

N/A

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

N/A

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

Container Vehicle Spaces 1

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on 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	☒ 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)) Accessible from Ping Che Road via a local access ☐ 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)																															
	No 否	☐																															
(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	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 4,539 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.1 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	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)
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(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ month(s) 個月

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

.....
Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

28/07/2025

(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 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling, New Territories
Site area 地盤面積	 4,539 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years

(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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	☐ (Not more than 不多於) m 米
		N/A	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	N/A	☐ (Not more than 不多於) m 米
		N/A	☐ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	N/A % ☐ 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		1
	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) _____ _____		1 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Spaces _____ _____		N/A N/A N/A N/A N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location plan; Zoning plan; Land status plan; Plan showing the Site under TPB PG No. 13G;</u> <u>Plan showing filling of land within the site; and Swept path analysis.</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space in New Territories in recent years, the applicant would like to use the Site for open storage of construction materials (i.e. tiles, pipes, bricks, etc.) and machinery to support the local open storage industry.

2) Planning Context

- 2.1 The Site currently falls within area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, 'Open Storage' is neither a column one nor column two use within the "AGR" zone. Thus, planning permission is required from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site had been left vacant without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and better utilise precious land resources in the New Territories.
- 2.3 The Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development is considered not incompatible with the surroundings. Furthermore, various similar applications for 'open storage' use have been approved by the Board within the same "AGR" zone, which the latest application (No. A/NE-TKL/786) for the same use was approved by the Board on a temporary basis of 3 years on 24.01.2025. Hence, approval of the current application would not set undesirable precedent within the same "AGR" zone.

- 2.4 The Site is the subject of one previous S.16 planning application (No. A/NE-TKL/737) for 'warehouse (excluding D.G.G.)' use which was submitted by a different applicant with a different use and development parameters as the current application. The application was approved by the Board in 2023 and was consequently revoked on 11.06.2025 due to non-compliance with approval conditions.

3) Development Proposal

- 3.1 The Site occupies an area of 4,539 m² (about) (**Plan 1**). No structure is proposed at the Site. More than 50% of the Site will be used for area designated for open storage of construction materials and machinery (i.e. about 2,359 m², 52% of the site area). Construction materials (i.e. tiles, pipes, bricks, etc.) and machinery (i.e. generator, elevator, etc.) are openly stored only within the designated area with stacking height not more than 3 m (**Plan 5**). Other parts of the Site are proposed for parking space for private car (PC), loading/unloading (L/UL) spaces for container vehicle (CV) and circulation space. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. No staff will be stationed at the Site during operation hours. As the Site is for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	4,539 m ² (about)
Covered Area	N/A
Uncovered Area	4,539 m ² (about)
Area designated for Open Storage	2,359 m ² (about)
Height of Stacking	Not more than 3 m

- 3.2 The Site is currently filled with soil with a site level of +8.7 mPD (about). The applicant propose the Site to be hard-paved with concrete of not more than 0.1 m in depth which, the Site level is proposed to be +8.8 mPD (about) (**Plan 6**). The filling of land is to facilitate a flat surface for open storage area, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development.

- 3.3 An existing natural stream located at the west of the Site. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3 m buffer from the existing natural stream along the western site boundary (**Plan 6**). No open storage activities (including construction material and machinery) and filling of land will be carried out within the said buffer area by the applicant.
- 3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). 2 parking and 1 L/UL spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Types of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1
Container Vehicle (CV) L/UL Space - 3.5 m (W) x 16 m (L)	1

- 3.5 No queuing and/or waiting for motor vehicles from the Site onto Ping Che Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Ping Che Road via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 3 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	1	2
Traffic trip per hour (average)	0	0	1	1	2

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. Construction materials and machinery would only be stored within the designated storage area during the planning approval period.
- 3.7 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period to minimise adverse environmental impacts and nuisances to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will also be provided by the applicant, i.e. submission and implementation of drainage and fire service installations (FSIs) proposals to mitigate any adverse impacts after the planning application has been approved by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Plan showing Filling of Land within the Site
Plan 7	Swept Path Analysis (Container Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,539 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM PING CHE
ROAD VIA A LOCAL ACCESS

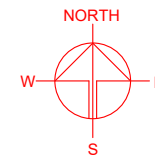
APPLICATION SITE

LEGEND



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

18.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

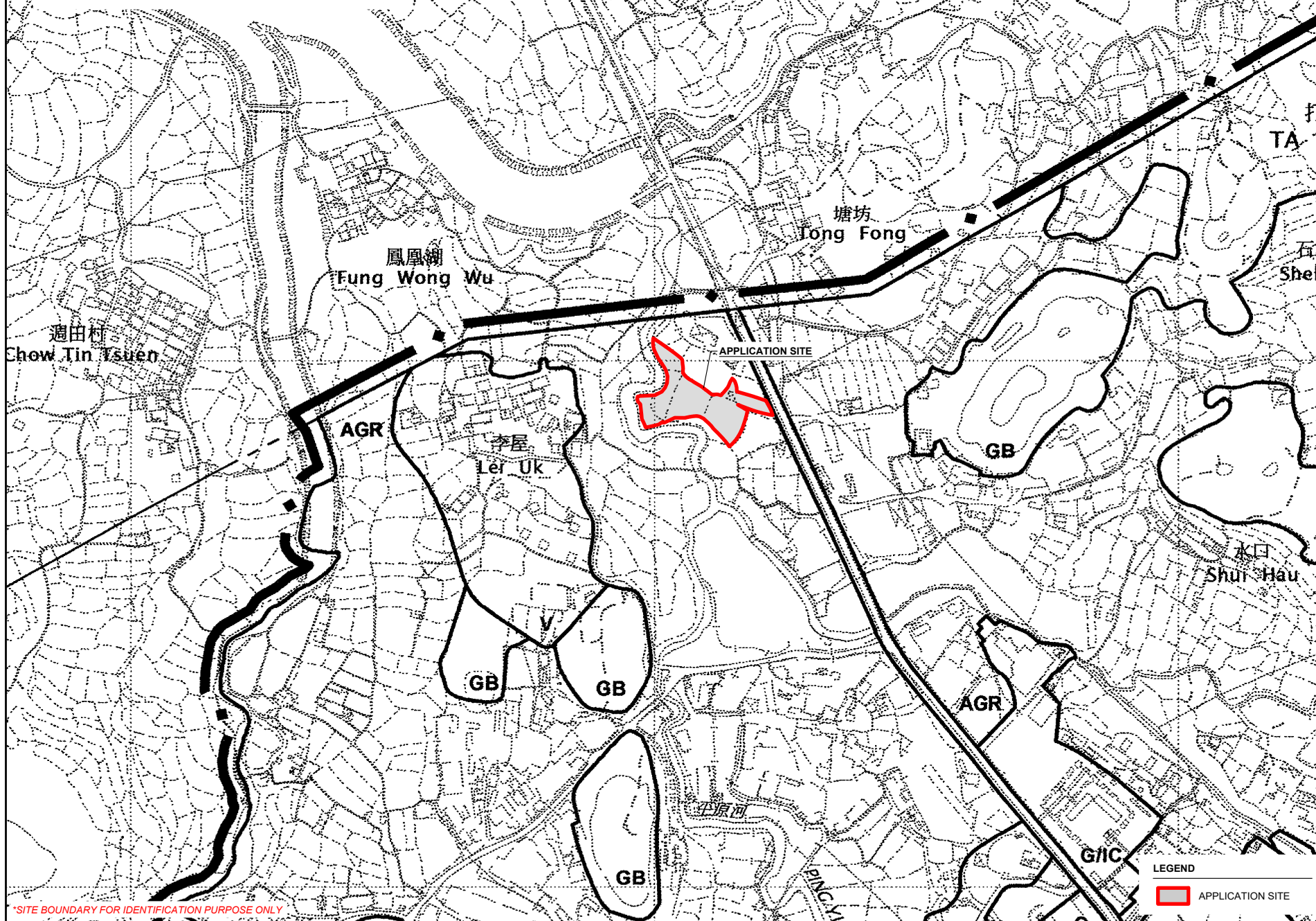
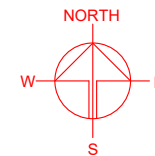
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,539 m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO. : APPROVED PING CHE & TA KWU LING OZP
S/NE-TKL/14

ZONING OF THE SITE : "AGR" - "AGRICULTURE"

簡頭圍
Kan Tau Wai



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY
MN

DATE
18.7.2025

REVISED BY

DATE

APPROVED BY

DATE

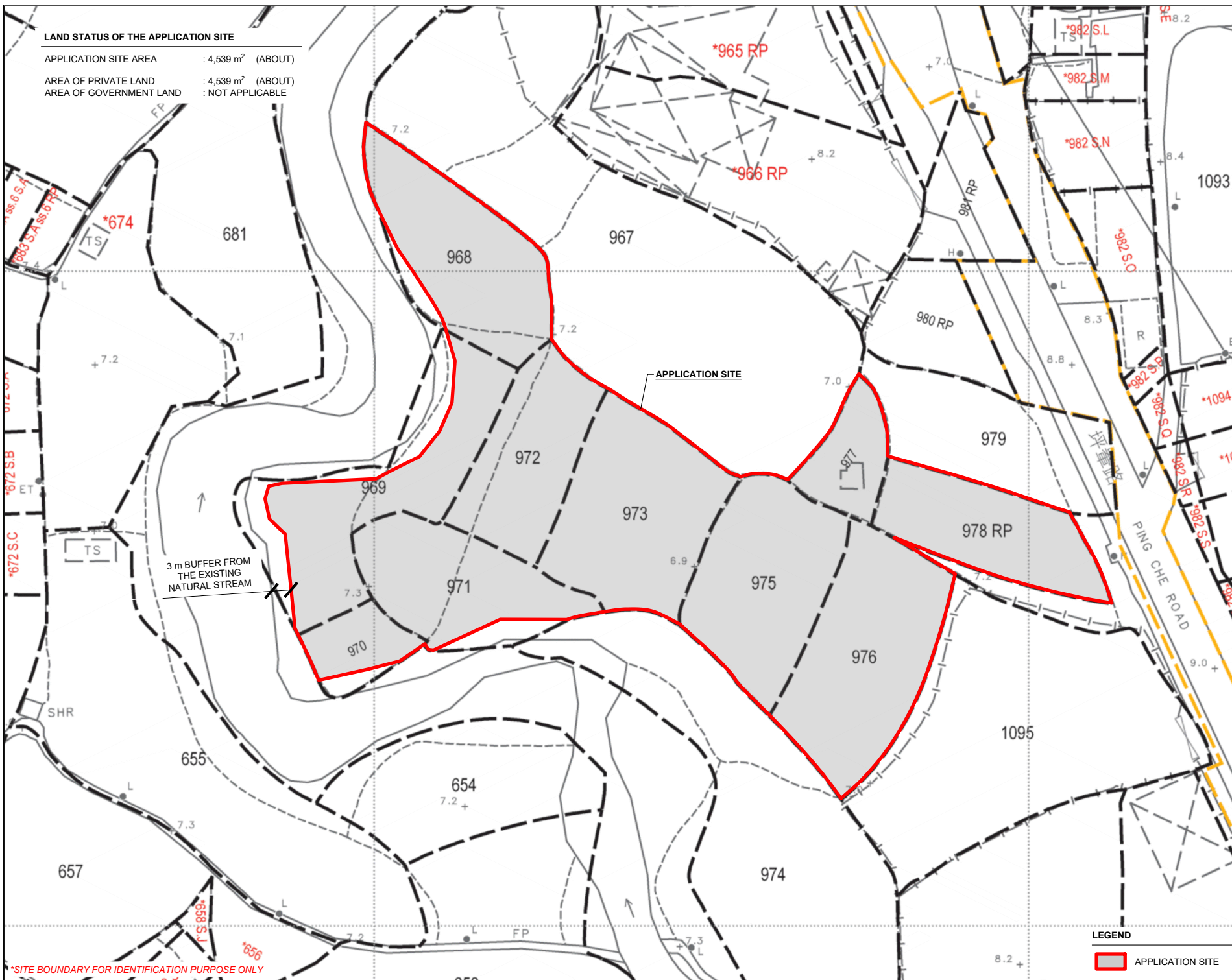
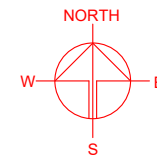
DWG. TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2

VER.
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,539 m² (ABOUT)
 AREA OF PRIVATE LAND : 4,539 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

3 m BUFFER FROM
THE EXISTING
NATURAL STREAM

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

18.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

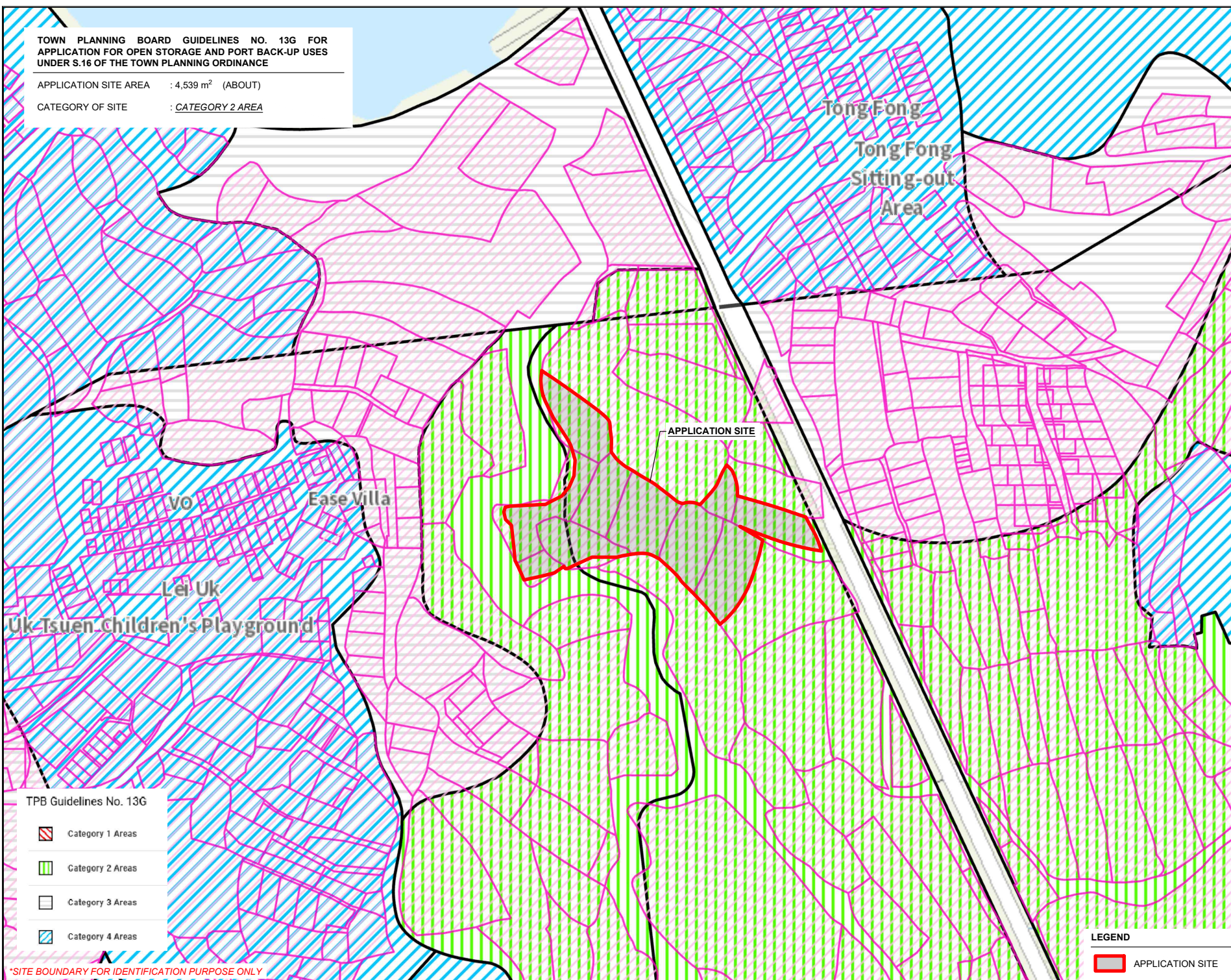
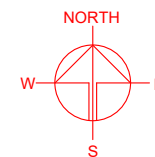
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,539 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY
MN 18.7.2025

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.
PLAN 4

VER.
001

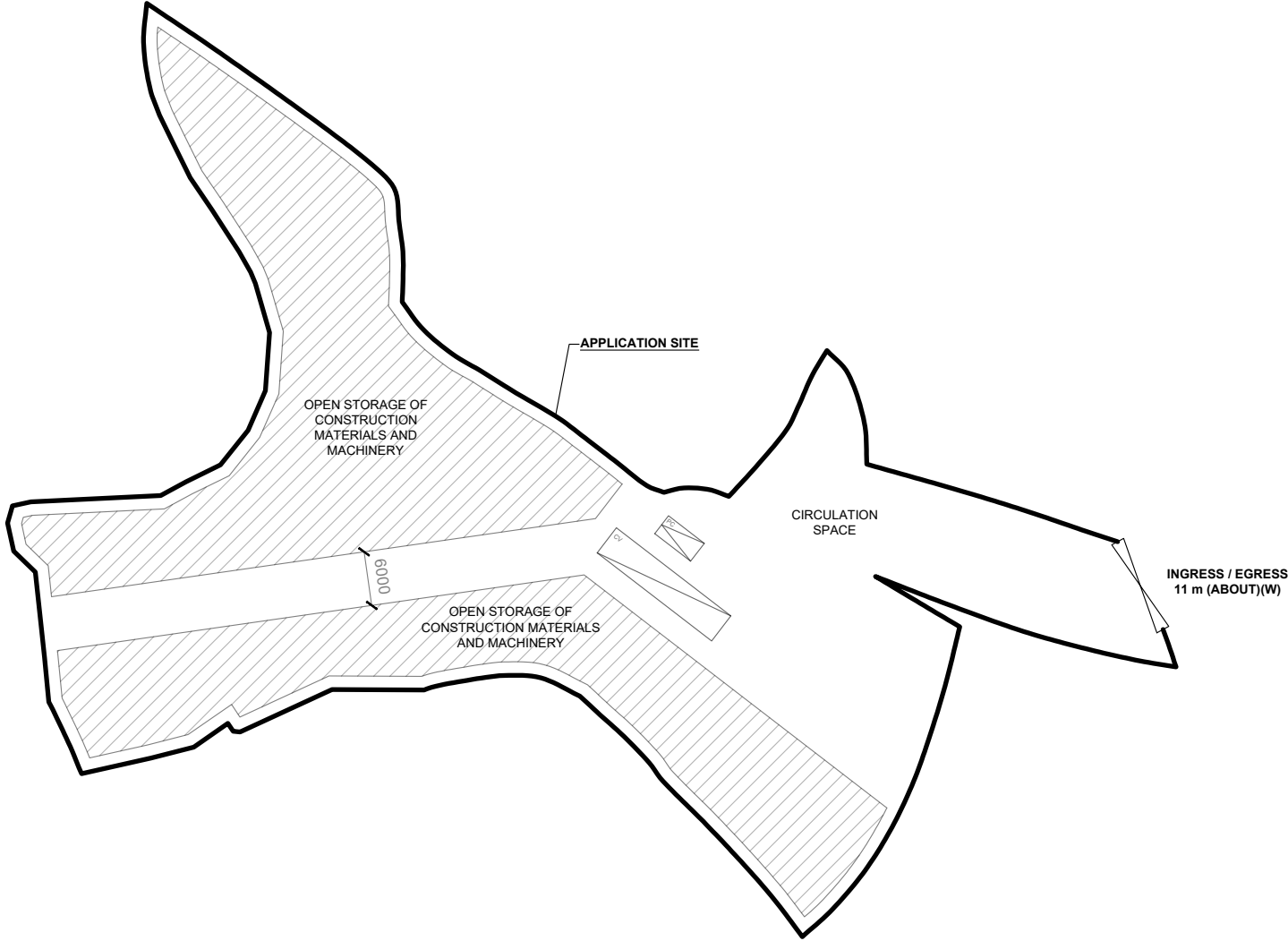
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 4,539 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 4,539 m² (ABOUT)

OPEN STORAGE AREA : 2,359 m² (ABOUT)
HEIGHT OF STACKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



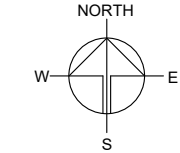
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 1
DIMENSION OF L/UL SPACE : 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)



PLANNING CONSULTANT

R-RICHES I PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

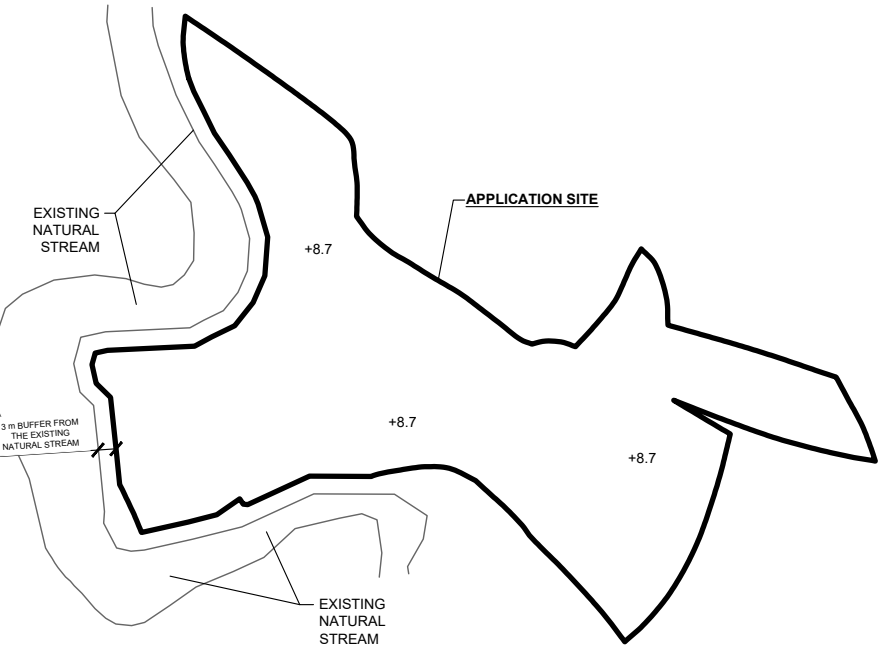
SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	18.7.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 5	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,539 m ²	(ABOUT)
EXISTING SITE SURFACE CONDITION	: SOIL	
EXISTING SITE LEVEL	: +8.7 mPD	(ABOUT)



LEGEND

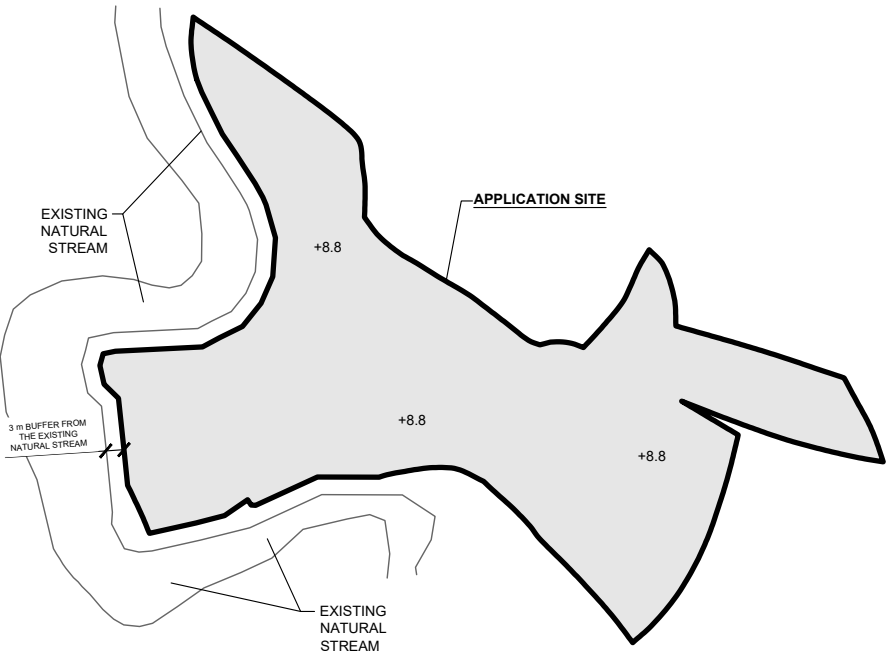
	APPLICATION SITE
+8.7	EXISTING SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PROPOSED FILLING OF LAND AND POND AREA

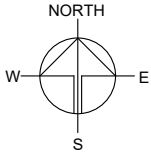
APPLICATION SITE AREA	: 4,539 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 4,539 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
PROPOSED SITE LEVELS	: +8.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION AREA	

*NO FURTHER FILLING OF LAND WILL BE CARRIED OUT WITHIN THE SITE DURING THE PLANNING APPROVAL PERIOD.

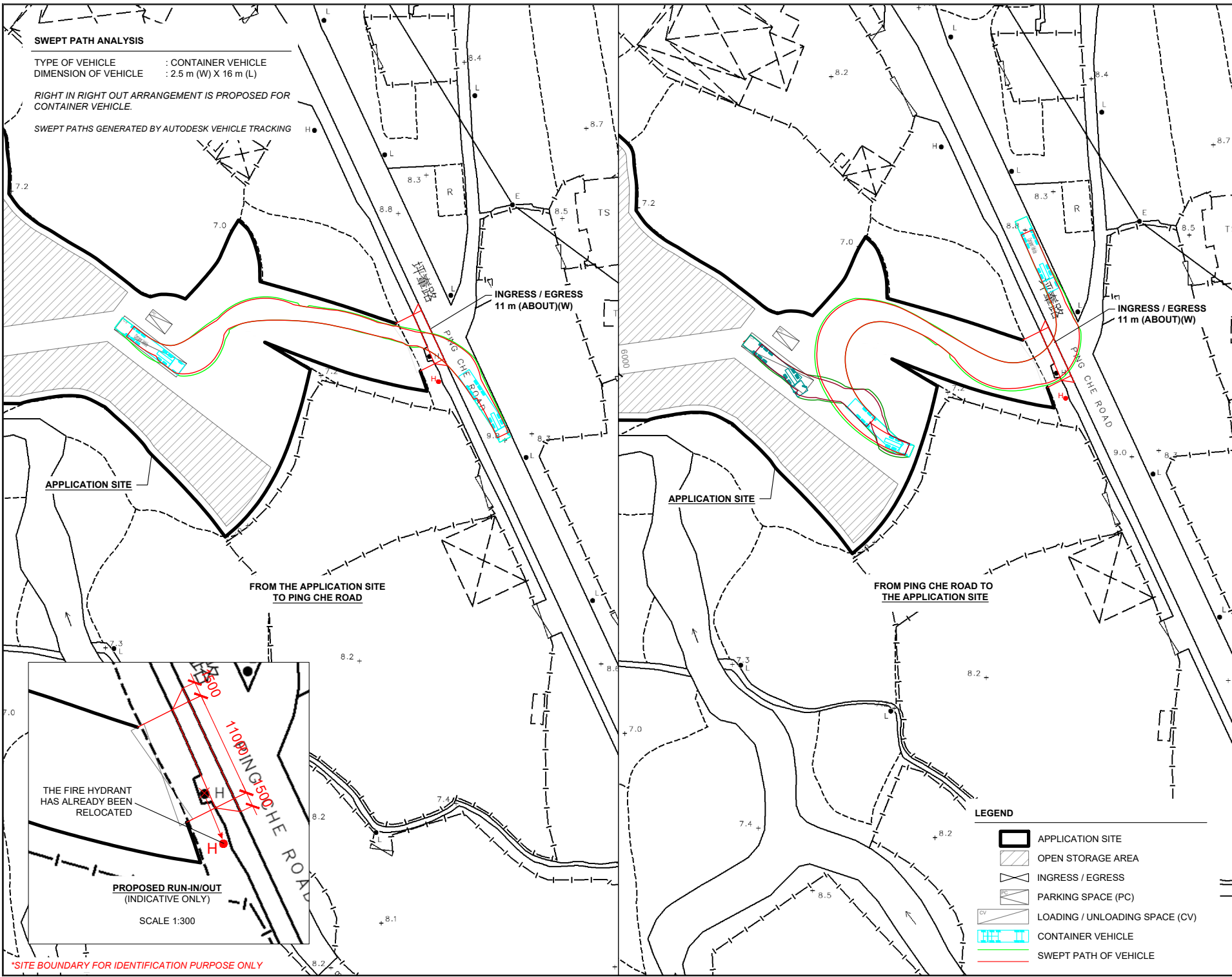


LEGEND

	APPLICATION SITE
	PROPOSED FILLING OF LAND AREA
+8.8	PROPOSED SITE LEVEL



PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES	
SCALE	
1 : 1250 @ A4	
DRAWN BY	DATE
MN	18.7.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 6	001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

RIGHT IN RIGHT OUT ARRANGEMENT IS PROPOSED FOR CONTAINER VEHICLE.

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS
11 m (ABOUT)(W)

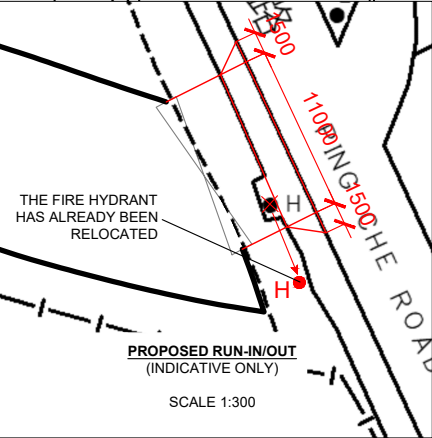
INGRESS / EGRESS
11 m (ABOUT)(W)

APPLICATION SITE

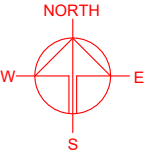
APPLICATION SITE

FROM THE APPLICATION SITE
TO PING CHE ROAD

FROM PING CHE ROAD TO
THE APPLICATION SITE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

18.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



Our Ref. : DD82 Lot 978 RP & VL
Your Ref. : TPB/A/NE-TKL/815

盈卓規劃有限公司

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

By Email

9 October 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/815)

We are writing to submit further information for clarification and respond to departmental comments upon the subject application (**Appendix I**)

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/815)

- (i) The applicant would like to clarify that application site (the Site) is currently filled with soil with a site level of +8.7 mPD (about) of not more than 1.8 m in depth. The application serves to regularise the existing filling of land. Also, the applicant also proposed that the Site to be hard-paved with concrete of not more than 0.1 m in depth, with a proposed Site level of +8.8 mPD (about). The filling of land is to facilitate a flat surface for open storage area, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development.
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the Commissioner of Transport (C for T)		
(1)	Swept path analyses for container vehicles should be further provided for these cases including left-in and left-out joining / leaving Ping Che Road to / from the development without the need to encroach onto the opposite lane;	Noted. Swept path analysis for container vehicles (CVs) left-in leaving Ping Che Road to the Site is provided at Appendix II. However, CVs are not allowed to left-out leaving the Site joining Ping Che Road. The applicant will remind CV drivers concerning the arrangement. A ‘No left turn’ sign will be erected within the Site to remind CV drivers from turning left when leaving the Site.
(2)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Staff, who will be ferried by private cars, will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. ‘Stop and give way’ and ‘beware of pedestrians’ signs would also be erected to ensure pedestrian safety to/from the Site.

(3)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Ping Che Road (Plan 1 of the original submission). All deliveries to/from the Site will only be made pre-booked - No ad-hoc deliveries will be entertained by the applicant. This is to make sure there is enough time for the applicant to arrange staff arriving at the site for the purpose of directing vehicles entering/leaving the site, as well as keeping pedestrians safe. Staff, who will be ferried by private cars, will be deployed by the applicant to direct vehicles entering/exiting the Site. All queuing vehicles for the Site will be asked to leave. This is to ensure no queuing of vehicles outside the Site.
(4)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	Please be confirmed that the provisions for parking and loading/unloading spaces are sufficient to meet the operational need. As the proposed development is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Therefore, illegal parking by visitors should not be anticipated.
Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(1)	The application site is in the vicinity of existing Ping Yuen River Tributary to the west of the application site. The applicant shall be required to place all proposed works at least 3m away from the top of the bank of the Ping Yuen River Tributary. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3m buffer from the existing natural stream along the western site boundary as shown in Appendix III. No open storage activities (including construction material and machinery) and filling of land will be carried out within the said buffer area by the applicant. All proposed works, both during and after construction, would not be encroached into the 3m buffer (i.e. out of the western site boundary) as proposed by the applicant.

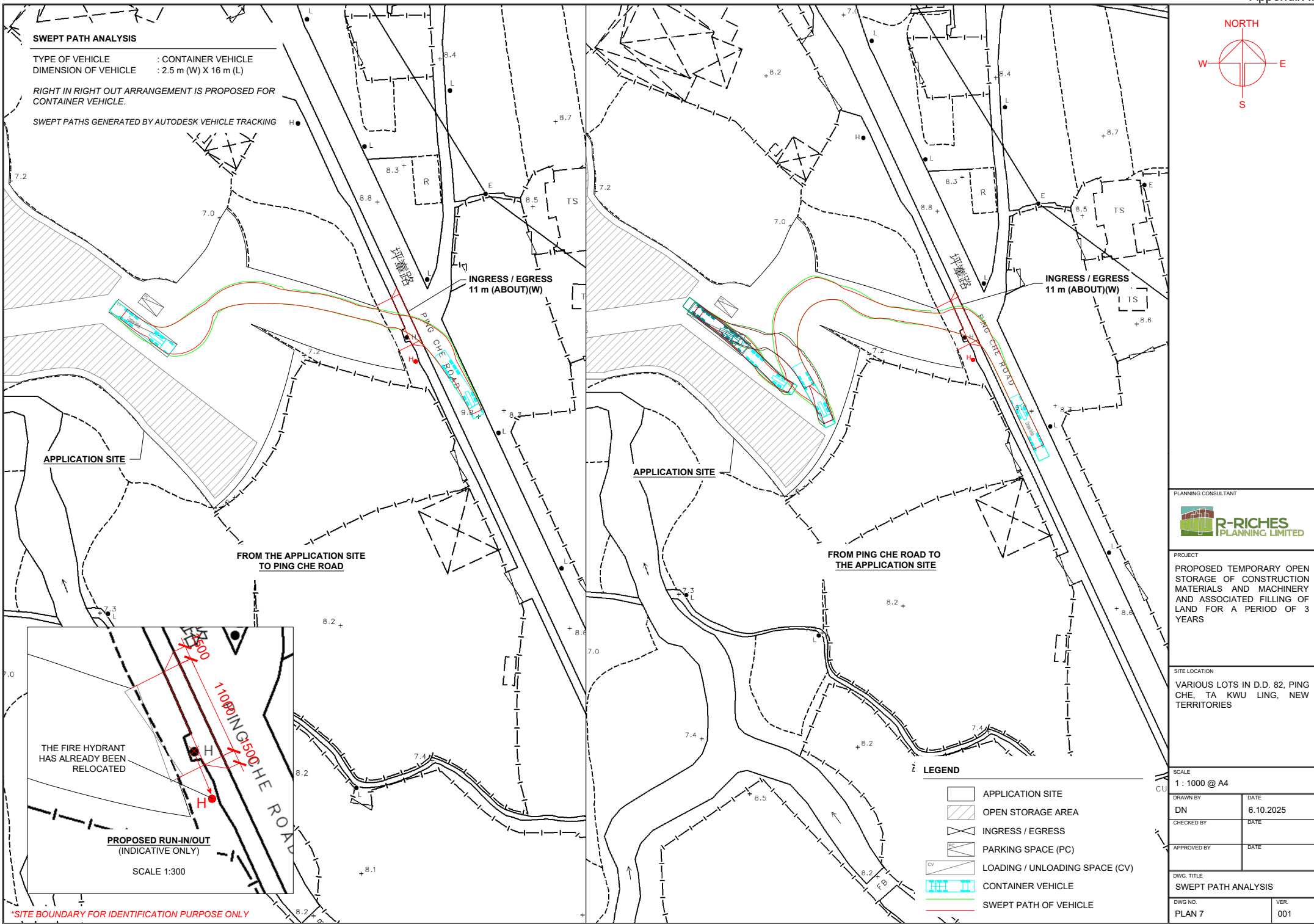
(2)	The applicant should submit satisfactory stormwater drainage to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and to ensure capacity of Ping Yuen River Tributary and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. Should the application be approved, conditions 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 to the adjacent areas, and the implemented drainage facilities at the site shall be maintained at all times during the planning approval period.	Noted. The applicant will submit a drainage proposal for the consideration of CE/MN, DSD once the application is approved by the Board. After the drainage proposal is accepted, the applicant will implement the accepted proposal to ensure no adverse drainage impact will be made to the adjacent areas. Implemented drainage facilities at the site would also be maintained by the applicant at all times during the planning approval period.
(3)	The applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.	Noted. The applicant will liaise with relevant government department concerning the matters.
(4)	The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development'.	As no structure will be erected, and no staff will be stationed within the Site, there will be no sewage treatment facilities within the Site.
(5)	Please elaborate if any works would be planned at the buffer area with existing Ping Yuen River Tributary. Also, please advise measures to prevent the Ping Yuen River Tributary being affected during construction and operation stage.	Noted. All proposed works, both during and after construction, would not be encroached into the 3m buffer area as proposed by the applicant. A 3m high solid metal wall with CCTV system will be provided along the site boundary. This is to ensure no adverse impacts will be made to the Ping Yuen River Tributary with close monitoring by the applicant.

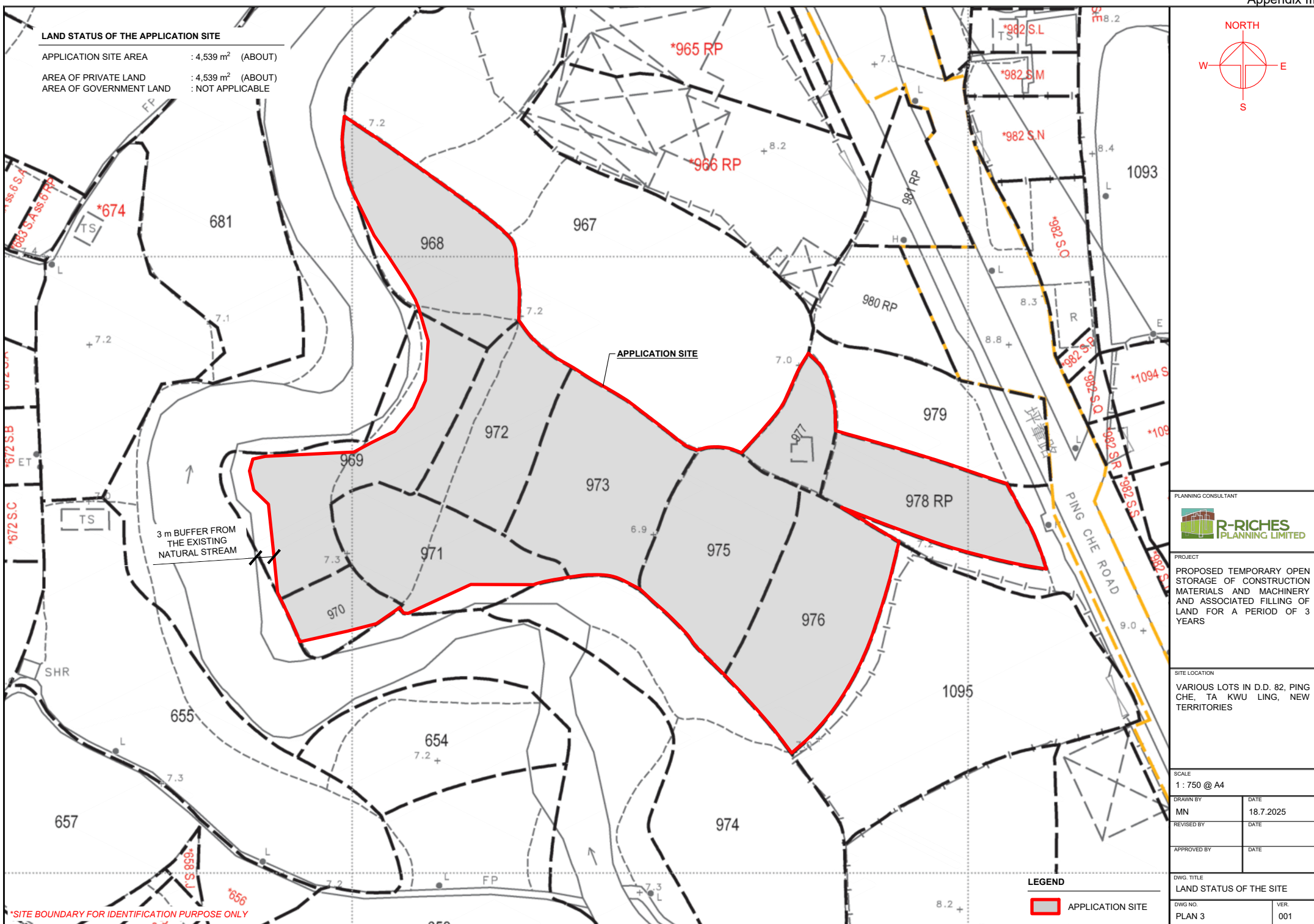
(6)	Please also advise the applicant of the following general requirements in the drainage proposal: Surface channel with grating covers should be provided along the site boundary.	Noted. The applicant will take note of the general requirements when drafting the drainage proposal. Submission will be made to CE/MN, DSD's consideration once available.
(7)	A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided.	
(8)	The cover level of proposed channels should be flush with the existing adjoining ground level.	
(9)	A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided.	
(10)	The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.	
(11)	The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	

(12)	The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	
(13)	The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	
(14)	For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	
(15)	The applicant should make good all adjacent affected areas upon the completion of the drainage works.	
Comments of the Chief Highway Engineer/New Territories East (CHE/NTE, HyD)		
(1)	The proposed access arrangement and swept path analysis should be commented by TD;	Noted.
(2)	As there is no proper run-in/out for the proposed ingress and egress of the application site, the applicant should submit a design of the run-in/out for our review upon TD's approval of the access arrangement; The proposed run-in/out should be designed and constructed in	Noted. The applicant will submit a run-in/out proposal for the consideration of CHE/CNTE, HyD and C for T once the application is approved by the Board. After the run-in/out proposal is accepted, the applicant will implement the accepted proposal to ensure no adverse traffic impact

	accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B) to our satisfaction;	will be made to the adjacent areas.
(3)	Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains; and	Noted.
(4)	The applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by this Regional Office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by this Regional Office due to the proposed work shall be repaired to our satisfaction at the applicant's own costs.	Noted.
Comments of the Director of Environmental Protection (DEP)		
(1)	Since residential dwellings are identified within 100m for the site boundary and use of heavy vehicle is involved, we are unable to lend support to the subject application from the environmental planning perspective. In case the application is approved, please remind the applicant to (i) follow the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites' ('COP') and (ii) implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts () during land filling.	It is noted that the Site is located within 100m from residential buildings. 3m high solid metal wall will be erected along the site boundary of the Site to minimise nuisance to nearby sensitive receivers. The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise adverse environmental impacts and nuisances to surrounding areas.
Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(1)	<u>Agricultural perspective</u> The subject site falls within the "AGR" zone and is generally vacant with some abandoned land. Agricultural infrastructures such as road access and water source are available in the area. The subject site can be used for agricultural activities such as open-field cultivation,	Noted. Majority of the Site is subject to a previous approved planning application (No. A/NE-TKL/737) which was approved in 2023.

	greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	
(2)	<u>Nature conservation perspective</u> The applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.	Noted. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3m buffer from the existing natural stream along the western site boundary as shown in Appendix III. No open storage activities (including construction material and machinery) and filling of land will be carried out within the said buffer area by the applicant during construction and operational phases.







Our Ref. : DD82 Lot 978 RP & VL
Your Ref. : TPB/A/NE-TKL/815

盈卓
規劃
有限公司

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

By Email

16 October 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/815)

We are writing to submit further information in response to departmental comments upon the subject application (**Appendix I**)

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)



2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/815)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the Director of Environmental Protection (DEP)		
(1)	Please clarify if relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts will be implemented during land filling.	The applicant confirms that, one will implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling to minimise adverse environmental impacts and nuisances to surrounding areas.

**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 Application

Approved Application

	Application No.	Uses/ Development	Date of Consideration
1	A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.9.2023 (revoked on 11.6.2025)

**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	Proposed 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
16.	A/NE-TKL/807	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10.10.2025

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 involves 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/Developments	Date of Consideration	Rejection Reasons
1.	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 & A/NE-TKL/743 (approved application) 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 objection to 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
- it is noted that no structure is proposed in the planning application; and
- his advisory comments are at **Appendix VI**.

2. Traffic

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

- no comment on the application;
- after taking into consideration the context of the Site including its location, existing adjacent developments, existing adjacent pedestrian footway, traffic conditions, requirement for vehicular access etc., and noted the comments made from the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD), she suggests the following approval conditions:
 - (i) the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to the satisfaction of the C for T or of the Town Planning Board (the Board), and shall be maintained at all time during the planning approval period;
 - (ii) the submission of the design of vehicular run-in/run-out to the Site within 6 months from the date of planning approval to the satisfaction of the Director of Highways (D of Hy) or of the Board; and
 - (iii) the provision of vehicular run-in/run-out to the Site within 9 months from the date of planning approval to the satisfaction of the D of Hy or of the Board ; and
- her advisory comments are at **Appendix VI**.

Comments of the CHE/NTE, HyD:

- as there is no proper run-in/out for the proposed ingress and egress of the Site, the applicant should submit a design of the run-in/out for his review upon Transport Department's approval of the access arrangement. The proposed run-in/out should be designed and

constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) to his satisfaction; and

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

3. **Drainage**

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

- no in-principle objection to the application from public drainage perspective;
- should the application be approved, conditions 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 area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period. Besides, the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of Ping Yuen River Tributary to the west of the Site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;
- the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. Director of Environmental Protection and Director of Agriculture, Fisheries and Conservation should be consulted on possible environmental and/or ecological impacts of the proposed use;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments 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 (FSIs) and water supplies for firefighting being provided to his satisfaction. The FS related approval conditions, i.e. the submission and the implementation of FSIs proposal, should be incorporated into the application; and
- his advisory comments 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 landscape planning perspective;

- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscapes character comprising open storages, temporary structures, vegetated areas, clusters of tree groups, farmlands, woodlands within the “Green Belt” zones at the further east and small houses within the “Village Type Development” zone. The proposed use is not entirely incompatible with the landscape character of the surroundings;
- based on site photos taken on 2.9.2025, the Site is generally vacant and partially covered with some existing self-seeded vegetation of common species without significant landscape resources. With reference to the Application Form, landscape impact and tree felling are not anticipated. With reference to the applicant’s submission, an existing natural stream is located at the west of the Site (outside the Site), and the applicant proposed a 3m buffer from the existing natural stream along the western site boundary where no open storage activities (including construction material and machinery) and filling of land will be carried out by the applicant. Significant adverse impact on existing landscape resources within the Site 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;
- site formation works, i.e. land filling works, are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of land is to be carried out on site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised buildings works. An Authorised Person 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 owner(s) 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 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) and but no right of access via GL is granted to the Site; and
 - (ii) 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 sufficient manoeuvring space shall be provided within the Site. 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 and swept path analysis should be commented by Transport Department;
 - (ii) the proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) to his satisfaction;
 - (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 Site is in the vicinity of existing Ping Yuen River Tributary to the west of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the Ping Yuen River Tributary. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;

- (ii) the applicant should submit satisfactory stormwater drainage to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of Ping Yuen River Tributary and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed use;
- (iii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction;
- (iv) the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- (v) the applicant is advised the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;

- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the application, the applicant is advised to submit a Declaration Form together with relevant FS 251 for approval;
 - (ii) the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his Department for approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS251 will be considered equivalent to compliance with the relevant approval conditions; and
 - (iv) 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;
- (j) 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;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 Building Authority (BA) should be obtained, otherwise they are

unauthorised buildings works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;

- (ii) 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;
 - (iii) 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;
 - (iv) 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 Building (Planning) Regulations; and
 - (v) detailed checking under the BO will be carried out at building plan submission stage; and
- (l) 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 NTN New Town was released in December 2024. 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 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

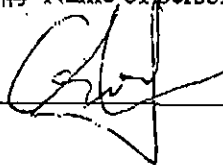
有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/815

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「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

2025.9.8

From:
Sent: 2025-09-22 星期一 03:45:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/815 DD 82 Tong Fong, Ping Che

2

A/NE-TKL/815

Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 in D.D. 82, Tong Fong, Ping Che

Site area: About 4,539sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

737 approved 11 Sept 2023. Revoked 11 June 2025 for failure to fulfil numerous conditions.

So GL has been ditched as has the warehouse and now its open storage.

"the proposal is to meet the increasing demand for indoor storage space and to support the local warehousing and storage industry"

So now its *"In view of the pressing demand for open storage space"*

These applications are like reading kids fairy tales.

According to the blurb it is a new applicant, but with access to information on who is behind registered companies becoming every more difficult to access this is debateable.

No mention of of any proposal to comply with conditions so no doubt this will be the usual

Streamline – approval no questions asked

Two years later another revocation re non-compliance with conditions.

Application should be rejected as open storage close to a watercourse is not acceptable in view of the projections that ***"hourly rainfall poised to increase by up to 40 percent in the next decade"***

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 15 August 2023 2:23 AM HKT

Subject: A/NE-TKL/737 DD 82 Tong Fong, Ping CHE

A/NE-TKL/737

Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Tong Fong, Ping Che

Site area : About 6,097sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. The intention is to turn the entire section of designated farm land into a large brownfield zone. This is contrary to stated government policy to phase out this activity and have warehouse operations group in purpose built industrial estates.

No previous approval. No indication as to how much government land included. The entire site would be filled in resulting in the uprooting of a number of trees. Agricultural activity in the immediate area.

Trashing additional natural resources will create additional environmental impact while neglecting the need to encourage the development of long overdue and well planned industrial nodes.

Mary Mulvihill