

2025年 10月 13日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025-10-13  
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](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](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



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22/9

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/NZ-7KL/821
	Date Received 收到日期	2025-10-13

- 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 Lee Development & Engineering Company 順利發展工程公司

### 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 1344 (Part) and 1345 (Part) 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 8,579 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 212 ..... sq.m 平方米 <input 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 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	Open Storage  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
01/08/2025 - 15/08/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/09/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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, Containers and Vehicles 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 ..... 8,413 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 166 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 ..... 9 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 212 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 212 .....sq.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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND STORAGE OF TOOLS	46 m <sup>2</sup> (ABOUT)	92 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2 TO B8	STORAGE OF TOOLS	15 m <sup>2</sup> (ABOUT) EACH	15 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B9	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		166 m <sup>2</sup> (ABOUT)	212 m <sup>2</sup> (ABOUT)	
*STRUCTURES B2 TO B9 ARE CONTAINER-CONVERTED STRUCTURES				

**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 ..... 4 .....

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 ..... 2 .....

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           No 否	<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)) Accessible from Ping Che Road via a local access. .... <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)  <input type="checkbox"/>																															
(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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" 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           No 否	<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 ..... 8,579 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 ..... 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  <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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> ..... .....			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"/>
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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"/>																															



	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>





**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

11/09/2025

(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 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories		
Site area 地盤面積	8,579	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 OZP No.: S/NE-TKL/14		
Zoning 地帶	"Agriculture" Zone		
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 <u>3</u> <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 Materials and Machinery, Containers and Vehicles 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 <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	212 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <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	9	
(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 - 7 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 - 2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	2 % <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		4
	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) _____ _____		4 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		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 2

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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<u>Location plan; Zoning plan; Land status plan; Plan showing the Site under TPB PG No. 13G;</u>		
<u>Land filling plan; Swept path analysis and As-built drainage plan.</u>		
<b><u>Reports 報告書</u></b>		
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 checked="" type="checkbox"/>
<u>Fire Service Installations Proposal</u>		
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 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories* (the Site) for **'Proposed Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles 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 (i.e. generator, excavator, etc.), containers as well as vehicles to support the local open storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within an 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, no active agricultural activities were found within the Site. 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/805) for the same use was approved by the Board on a temporary basis of 3 years on 15.08.2025. Hence, approval of the current application would not set undesirable precedent within the same “AGR” zone.

2.4 The Site is the subject of various previous S.16 planning applications; whilst the last approved application (No. A/NE-TKL/707) for 'open storage of construction materials and machinery' use which was submitted by the same applicant with similar use with different development parameters as the current application, was also approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decisions. Details of differences between the current application and previous application (No. A/NE-TKL/707) are shown at **Table 1** below:

**Table 1** - Comparison of Details Between the Current and Previous Applications

<b>Development Parameters</b>	<b>Previous application (No. A/NE-TKL/707) (a)</b>	<b>Current Application (b)</b>	<b>Difference (a) - (b)</b>
<b>Site Area</b>	8,481 m <sup>2</sup> (about)	8,579 m <sup>2</sup> (about)	-98 m <sup>2</sup> , -1 % (about)
<b>Covered Area</b>	292 m <sup>2</sup> (about)	166 m <sup>2</sup> (about)	126 m <sup>2</sup> , 43 % (about)
<b>Plot Ratio</b>	0.04 (about)	0.02 (about)	0.02, 50 % (about)
<b>Site Coverage</b>	4 % (about)	2 % (about)	2 %, 50 % (about)
<b>No. of Structure</b>	20	9	11, 55% (about)
<b>GFA</b>	325 m <sup>2</sup> (about)	212 m <sup>2</sup> (about)	113 m <sup>2</sup> , 35% (about)
<b>Building Height</b>	Not exceeding 5.2 m (about)	3 m - 7 m (about)	-
<b>No. of Storey</b>	1 - 2	1 - 2	No Change

2.5 In support of the application, the applicant submitted a as-built drainage plan and a fire service installations proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

### **3) Development Proposal**

3.1 The Site occupies an area of 8,579 m<sup>2</sup> (about) (**Plan 1**). Nine 1 to 2-storey structures are proposed at the Site for site office and storage of tools uses with total gross floor area (GFA)



of 212 m<sup>2</sup> (about) (**Plan 5**). More than 50% of the Site will be used for area designated for open storage of construction materials and machinery, containers and vehicles (i.e. about 4,625 m<sup>2</sup>, 54% of total site area). Construction materials (i.e. tiles, pipes, bricks, etc.) and machinery (i.e. generator, excavator, etc.), containers as well as vehicles are openly stored only within the designated area with stacking height of not more than 3 m (**Plan 5**).

- 3.2 Other parts of the Site are proposed for parking spaces 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. It is estimated that the proposed development would be able to accommodate 10 nos. of staff. 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 2** below:

**Table 2** - Major Development Parameters

<b>Application Site Area</b>	8,579 m <sup>2</sup> (about)
<b>Covered Area</b>	166 m <sup>2</sup> (about)
<b>Uncovered Area</b>	8,413 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.02 (about)
<b>Site Coverage</b>	2% (about)
<b>Number of Structure(s)</b>	9
<b>Total GFA</b>	212 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	212 m <sup>2</sup> (about)
<b>Building Height</b>	3 m - 7 m (about)
<b>No. of Storey</b>	1 - 2
<b>Area designated for Open Storage</b>	4,625 m <sup>2</sup> (about)
<b>Height of Stacking</b>	Not more than 3 m

- 3.2 The entire Site has already been covered with an existing hard-paving since the 1990s. This application serves to regularise the existing hard-paving of concrete of not more than 0.1 m, where the existing level ranges from +8.7 mPD to +9.3 mPD (about) (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structures, parking and L/UL spaces and circulation space uses. Such land filling is considered necessary and has been kept to minimal

to meet the operational needs of the proposed development. No further filling of land will be carried out by the applicant during the planning approval period. Site survey has observed by the applicant and found out that the site level is the same as the previous application (No. A/NE-TKL/707).

- 3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**). 4 parking and 2 L/UL spaces will be provided at the Site. Details of parking and L/UL provision are shown at **Table 3** below:

**Table 3** - Parking and L/UL Provision

Types of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	4
Container Vehicle (CV) L/UL Space - 3.5 m (W) x 16 m (L)	2

- 3.4 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 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

**Table 4** - 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)	3	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	1	4
Traffic trip per hour (average)	1	1	1	1	4



- 3.5 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, containers and vehicles would only be stored within the designated storage area during the planning approval period.
- 3.6 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 have also provided by the applicant, i.e. submission of as-built drainage plan, and a fire service installations proposal, 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, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**September 2025**

## **LIST OF PLANS**

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

## **APPENDICES**

<b>Appendix I</b>	As-built Drainage Plan
<b>Appendix II</b>	Fire Service Installations Proposal

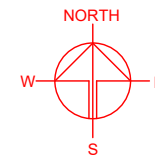


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 8,579 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

**LEGEND**

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

27.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

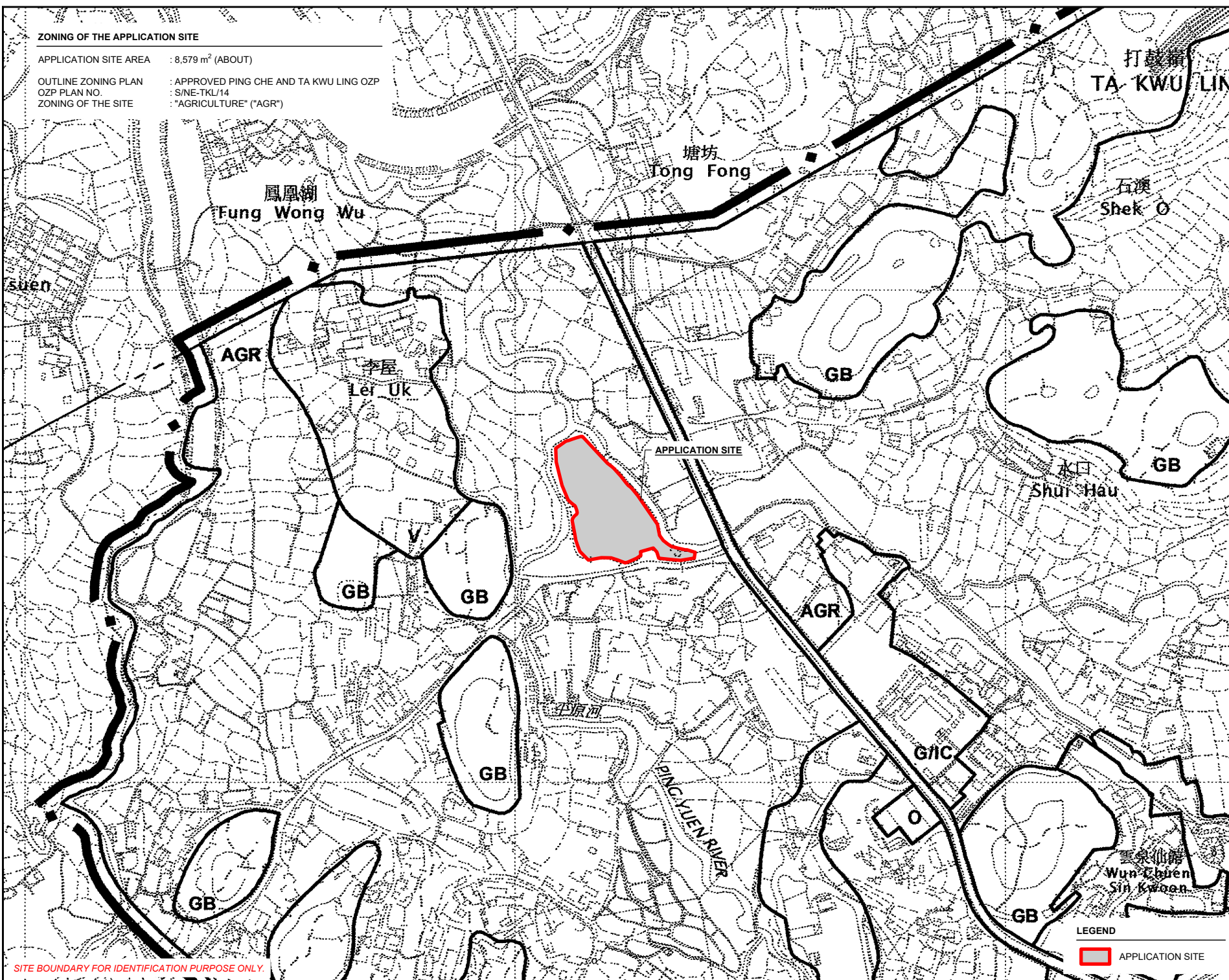
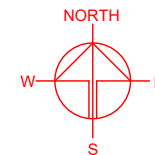
VER.

001

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,579 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP  
OZP PLAN NO. : S/NE-TKL/14  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

27.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

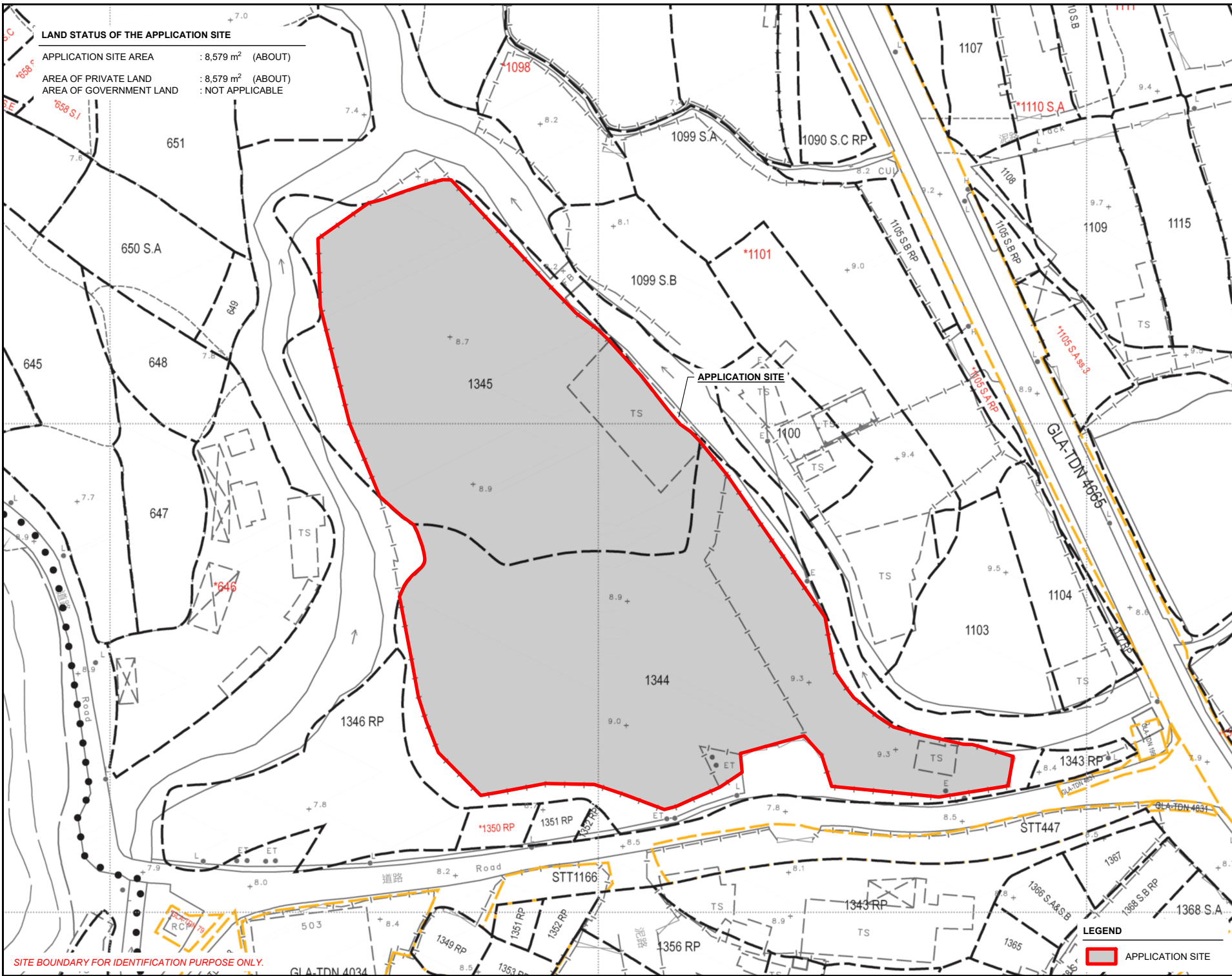
DWG NO.

PLAN 2

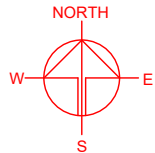
VER.

001





SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

27.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND

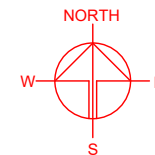


APPLICATION SITE



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

APPLICATION SITE AREA : 8,579 m<sup>2</sup> (ABOUT)  
CATEGORY OF THE SITE : CATEGORY 2 AREA



ei Uk  
's Playground

APPLICATION SITE

Caritas  
Nursery School  
- Ta Kwu Ling  
Caritas F  
Wong Fung Ti  
Caritas Fung Wong

TPB Guidelines No. 13G

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

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345  
(PART) IN D.D. 82, PING CHE, TA  
KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 27.8.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

TPB PG-No. 13G

DWG NO. PLAN 4 VER. 001

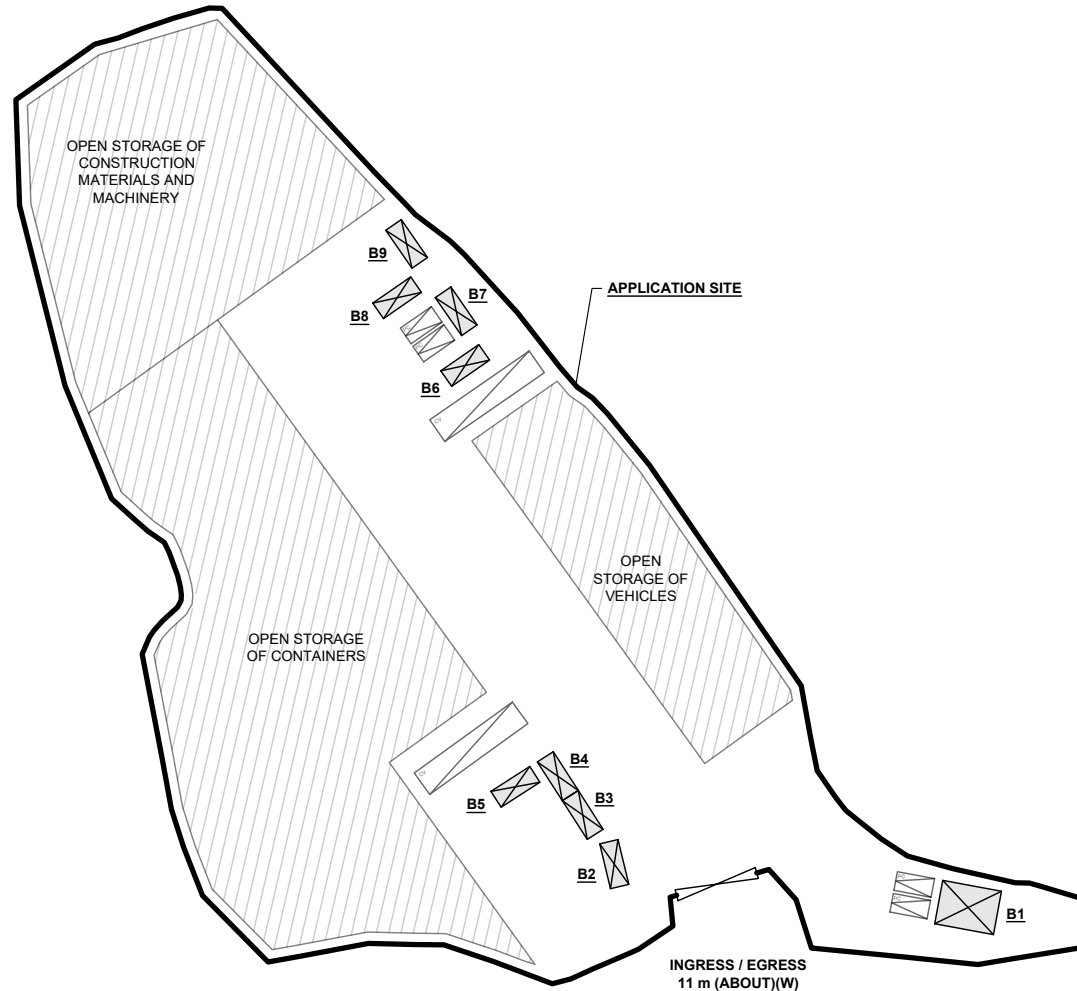
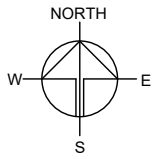


# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 8,579 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 166 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 8,413 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 212 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 212 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 4,625 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND STORAGE OF TOOLS	46 m <sup>2</sup> (ABOUT)	92 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2 TO B8	STORAGE OF TOOLS	15 m <sup>2</sup> (ABOUT) EACH	15 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B9	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		166 m <sup>2</sup> (ABOUT)	212 m <sup>2</sup> (ABOUT)	

\*STRUCTURES B2 TO B9 ARE CONTAINER-CONVERTED STRUCTURES



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

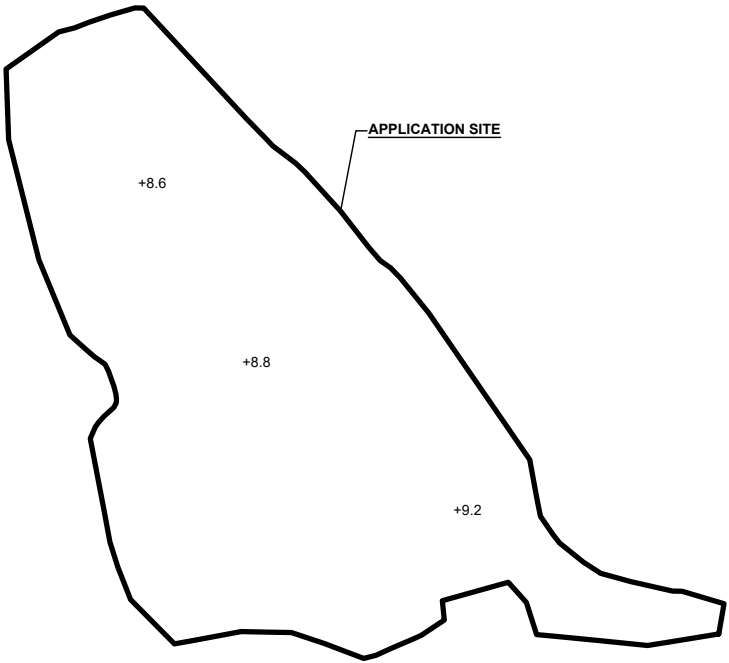
DRAWN BY	DATE
MN	27.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN


DWG NO.	VER.
PLAN 5	001

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 8,579 m<sup>2</sup> (ABOUT)  
SITE LEVELS BEFORE FILLING OF LAND : +8.6 mPD TO +9.2 mPD (ABOUT)



LEGEND

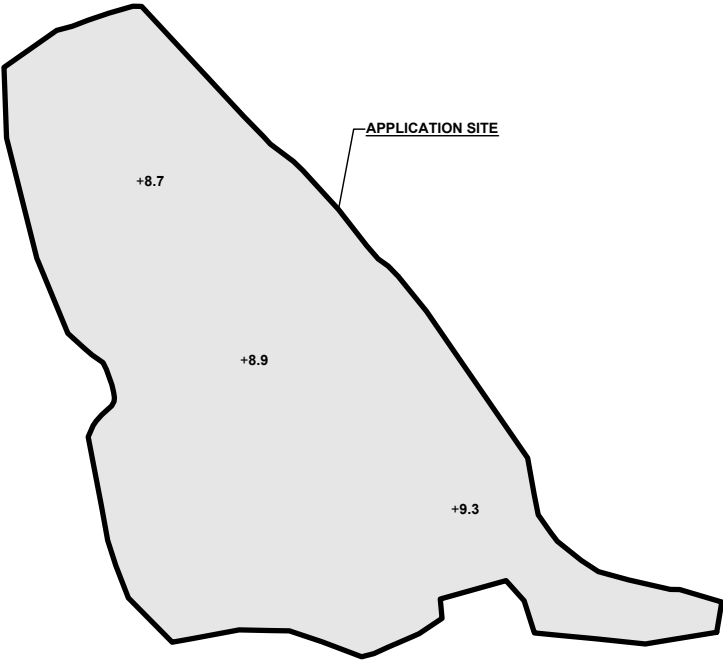
 APPLICATION SITE  
+8.6 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.  
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



EXISTING FILLING OF LAND AREA

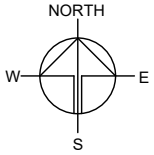
APPLICATION SITE AREA : 8,579 m<sup>2</sup> (ABOUT)  
EXISTING FILLED AREA : 8,579 m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m  
EXISTING SITE LEVELS : +8.7 mPD TO +9.3 mPD (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
USE : SITE FORMATION OF STRUCTURES,  
PARKING AND LOADING/UNLOADING  
SPACES, CIRCULATION AREA

THE SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
+8.7 SITE LEVEL AFTER FILLING



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	27.8.2025
REVISED BY	DATE
APPROVED BY	DATE

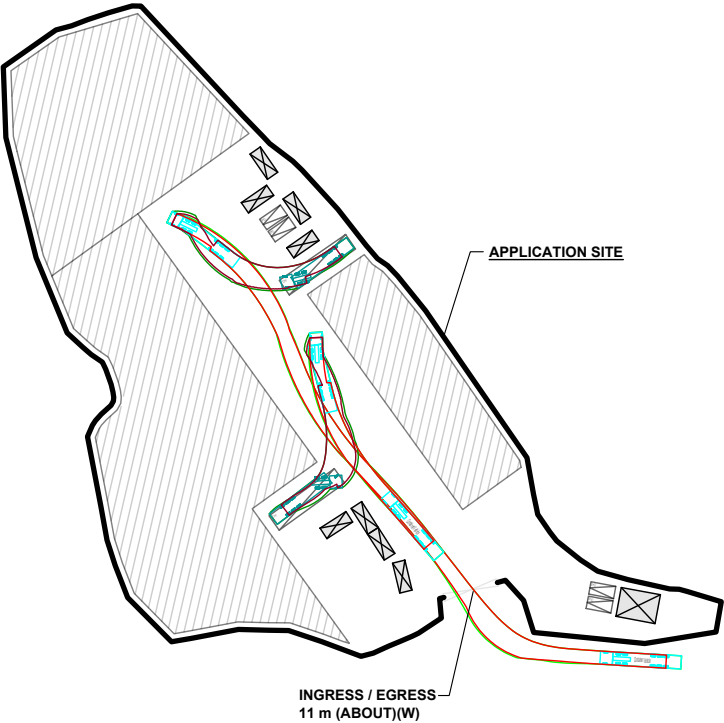
DWG. TITLE  
FILLING OF LAND

DWG NO. PLAN 6	VER. 001
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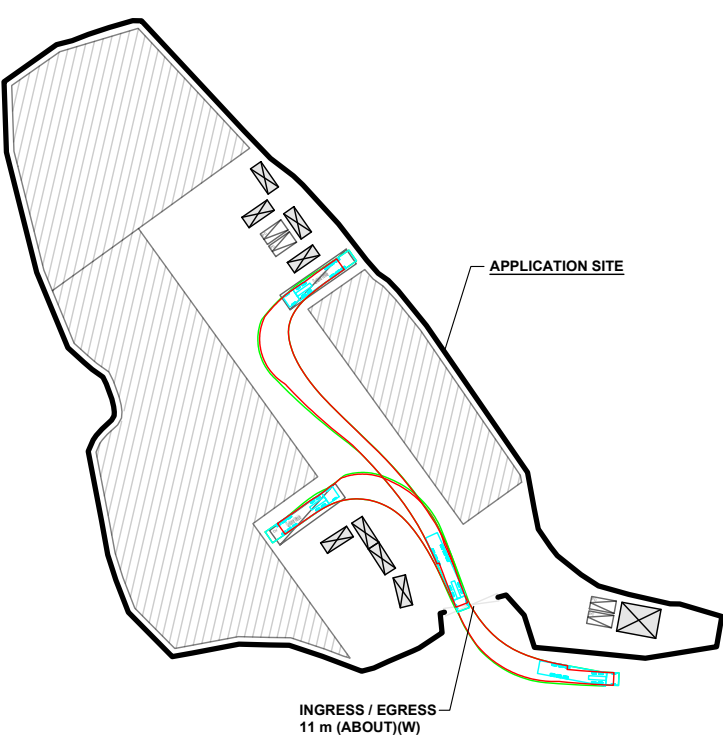
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



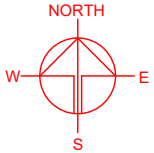
FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE



FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345  
(PART) IN D.D. 82, PING CHE, TA  
KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

27.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

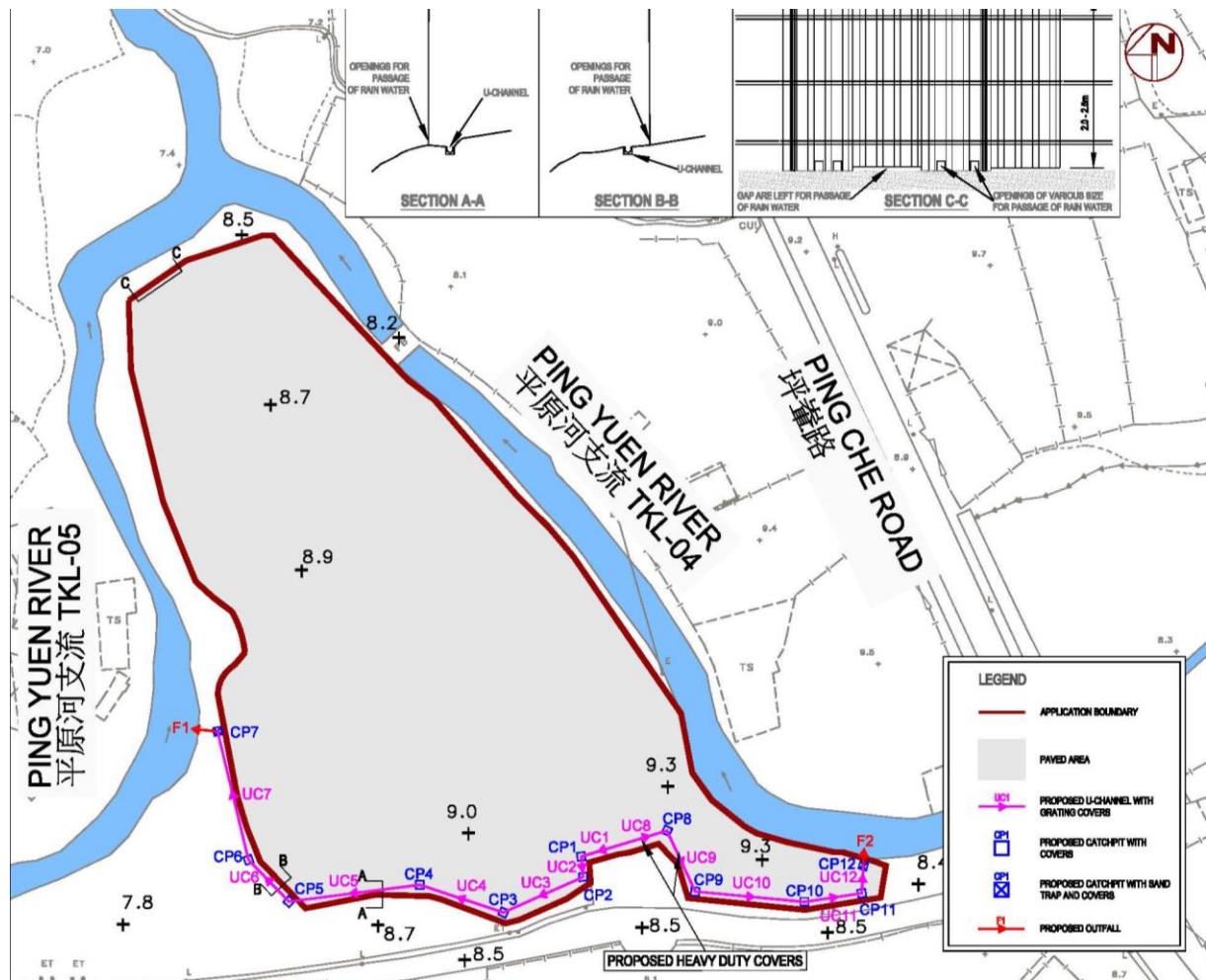
VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



## Appendix I - As-built Drainage Plan



DEVELOPMENT PARAMETERS

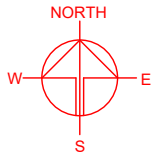
APPLICATION SITE AREA	: 8,579 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 166 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 8,413 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 166 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 166 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 4,625 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND STORAGE OF TOOLS	46 m <sup>2</sup> (ABOUT)	92 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2 TO B8	STORAGE OF TOOLS	15 m <sup>2</sup> (ABOUT) EACH	15 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B9	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		166 m <sup>2</sup> (ABOUT)	212 m <sup>2</sup> (ABOUT)	

\*STRUCTURES B2 TO B9 ARE CONTAINER-CONVERTED STRUCTURES



LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	10.9.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO.	VER.
APPENDIX	001



Our Ref. : DD82 Lot 1344 & 1345  
Your Ref. : TPB/A/NE-TKL/821

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**

17 October 2025

Dear Sir,

**Supplementary Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/821)**

We are writing to enclose a revised comparison table of details between the current and previous application (Table 1 of the Supplementary Statement) for consideration of government departments (**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 written over a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

**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)





- 2.4 The Site is the subject of various previous S.16 planning applications; whilst the last approved application (No. A/NE-TKL/707) for 'open storage of construction materials and machinery' use which was submitted by the same applicant with similar use with different development parameters as the current application, was also approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decisions. Details of differences between the current application and previous application (No. A/NE-TKL/707) are shown at **Table 1** below:

**Table 1** - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous application (No. A/NE-TKL/707) (a)	Current Application (b)	Difference (b) - (a)
Site Area	8,481 m <sup>2</sup> (about)	8,579 m <sup>2</sup> (about)	98 m <sup>2</sup> , +1 % (about)
Covered Area	292 m <sup>2</sup> (about)	166 m <sup>2</sup> (about)	-126 m <sup>2</sup> , -43 % (about)
Plot Ratio	0.04 (about)	0.02 (about)	-0.02, -50 % (about)
Site Coverage	4 % (about)	2 % (about)	-2 %, -50 % (about)
No. of Structure	20	9	-11, -55% (about)
GFA	325 m <sup>2</sup> (about)	212 m <sup>2</sup> (about)	-113 m <sup>2</sup> , -35% (about)
Building Height	Not exceeding 5.2 m (about)	3 m - 7 m (about)	-
No. of Storey	1 - 2	1 - 2	No Change

- 2.5 In support of the application, the applicant submitted a as-built drainage plan and a fire service installations proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 8,579 m<sup>2</sup> (about) (**Plan 1**). Nine 1 to 2-storey structures are proposed at the Site for site office and storage of tools uses with total gross floor area (GFA)



Our Ref. : DD82 Lot 1344 and 1345  
Your Ref. : TPB/A/NE-TKL/821

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**

25 November 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/821)**

We are writing to submit further information responding 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)



**1<sup>st</sup> Further Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

**(Application No. A/NE-TKL/821)**

- (i) The applicant would like to clarify that the subject site is currently being used as the proposed use;
- (ii) The application site (the Site) is currently filled with concrete with a site level of +8.7 mPD (about) to +9.3 mPD (about) of not more than 0.1 m in depth. The application serves to regularise the existing filling of land. The filling of land is to facilitate a flat surface for open storage for construction materials and machinery, containers and vehicles, site formation of structures, parking and loading/unloading 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. No further filling of land will be carried out by the applicant during the planning approval period;
- (iii) The applicant will also implement mitigation measures listed in the ‘*Recommended Pollution Control Clauses for Construction Contracts*’ during land filling; and
- (iv) The applicant would like to submit a response-to-comments table for the consideration of government departments:

<b>Comments of the Director of Environmental Protection (DEP)</b>		
(1)	Please provide information on the sewage treatment and disposal facilities.	<p>The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.</p> <p>Any unwanted waste and sewage generated during construction and operation stage will be collected by the applicant. Professional collectors will then be recruited to collect and dispose such collected waste and sewage on a regular basis for further treatment. Such that,</p>



		adverse impact towards the surrounding environment would be lessen.
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**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**

	<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
1	A/NE-TKL/156	Proposed temporary open storage of construction equipment for a period of 3 years	(On Review) 25.5.2001 (Revoked on 25.2.2002)
2	A/NE-TKL/225	Temporary Open Storage of Construction Equipment for a Period of 3 Years	22.11.2002
3	A/NE-TKL/281	Temporary Open Storage of Construction Equipment for a Period of 3 Years	13.1.2006
4	A/NE-TKL/315	Temporary Open Storage of Construction Equipment for a Period of 3 Years	8.5.2009 (Revoked on 8.2.2010)
5	A/NE-TKL/342	Temporary Open Storage of Construction Equipment for a Period of 3 Years	10.9.2010
6	A/NE-TKL/443	Temporary Open Storage of Construction Equipment for a Period of 3 Years	27.9.2013
7	A/NE-TKL/553	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	14.10.2016
8	A/NE-TKL/622	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019
9	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

## **Rejected Applications**

	<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	A/DPA/NE-TKL/70	Open storage of containers, container trailers, construction materials and machinery	17.12.1993	R1, R4, R5, R6, R7, R8, R9 & R10
2.	A/DPA/NE-TKL/96	Temporary Open Storage of Construction Materials & Machineries for 12 Months	19.8.1994	R1, R4, R9, R10, R12 & R13
3.	A/NE-TKL/19	Temporary Open Storage of Containers and Construction Materials/Equipment for a period of 12 Months	22.3.1996	R2, R4, R11 & R12
4.	A/NE-TKL/100	Temporary Open Storage of New Trailers for a Period of 12 Months	11.12.1998	R3, R4, R11 & R14

## **Rejection Reasons**

- R1 The development was not in line with planning intention for the area which was for appropriate forms of agricultural and rural activities, to avoid unwanted urban growth and to enhance the quality of the environment.
- R2 The open storage use under application was not in line with the planning intention for the area which was to retain and safeguard agricultural land, farms and fish ponds within the Ta Kwu Ling area which had been one of the established agricultural bases in the North East New Territories. There were no strong justifications to merit even a temporary departure from such planning intention.
- R3 The development was not in line with the planning intention of the “Agriculture” zone which was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with potential for rehabilitation. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R4 The development was incompatible with the surrounding land uses which were predominantly agricultural and rural in character.
- R5 No proposals to mitigate noise and fugitive dust emission had been included in the submission.
- R6 The development had overstrained the capacity of the existing substandard van track to the south of the application site.
- R7 No details on the arrangement and dimensions of the parking spaces for containers and visitors’ vehicles had been included in the submission.

- R8      The development had increased the flooding risk of the adjacent area and no proposals on the provision of drainage facilities had been included in the submission.
- R9      No landscaping proposals / insufficient information on landscaping proposals had been included in the submission.
- R10     The approval of the application would set an undesirable precedent for similar applications.
- R11     The approval of the application would set an undesirable precedent for other similar applications. The cumulative impact of approving such similar applications would result in a general degradation to the environment of the area.
- R12     The development, which was located within the “floodway” and “flood fringe” of River Ganges, would obstruct the flood flow and reduce flood storage of the river. No provision of satisfactory drainage facilities had been proposed in the submission.
- R13     The traffic generated by the development would be substantial and no proper traffic impact study had been included in the submission.
- R14     No information had been provided in the submission to demonstrate that the proposed development would not have adverse drainage impacts on the surrounding area.



**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**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-TKL/671 <sup>\$</sup>	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 <sup>#</sup>	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/714 <sup>@</sup>	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023 (Revoked on 19.11.2024)
4.	A/NE-TKL/724 <sup>%</sup>	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	11.9.2023 (Revoked on 4.12.2023)
5.	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
6.	A/NE-TKL/743 <sup>&amp;</sup>	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024
7.	A/NE-TKL/745 <sup>%</sup>	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024
8.	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
9.	A/NE-TKL/758 <sup>\$</sup>	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of 3 Years	5.7.2024
10.	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

11.	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
12.	A/NE-TKL/786	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	24.1.2025
13.	A/NE-TKL/805 <sup>@</sup>	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	15.8.2025
14.	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
15.	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
16.	A/NE-TKL/815	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	24.10.2025

#### Remarks

- \$ : Applications No. A/NE-TKL/671 and A/NE-TKL/758 involve the same site.
- & : Applications No. A/NE-TKL/690 (Rejected Case) and A/NE-TKL/743 involve the same site.
- # : Applications No. A/NE-TKL/695 and A/NE-TKL/762 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**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TKL/690 <sup>&amp;</sup>	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1-R2

<sup>&</sup> : Applications No. A/NE-TKL/690 and 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. Traffic**

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

- no comment on the application from traffic engineering viewpoint noting that the scale, nature and use of the application remain generally unchanged from the last approved application; and
- her advisory comments are at **Appendix VI**.

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

- the existing local access road next to the application site (the Site) is not under the maintenance of HyD; and
- his advisory comments are at **Appendix VI**.

**2. Drainage**

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

- no objection to the application from public drainage viewpoint;
- if the application is approved, the applicant is requested to submit a condition record of the existing drainage facilities on site as previously implemented on the same site in planning application No. A/NE-TKL/707 and the previously approved drainage proposal to her satisfaction within three months of the Town Planning Board's approval;
- the Site is in the vicinity of existing watercourse to the west and east of the Site. The applicant shall be required to place all the proposed works away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction; and
- her advisory comments are at **Appendix VI**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- although use of heavy vehicles is involved, since residential dwellings are identified at about 100m from the site boundary, and in view that no complaint was received in the past three years pertaining to the Site, he has no objection to the application from the environmental planning perspective;
- on regularisation of filling of land, in the view that no further filling of land will be carried out under the application, he has no comment from the environmental planning perspective; and

- his 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 submission of FSIs proposal is deemed necessary; 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 landscape character comprising tree clusters, vegetated areas, farmlands, village houses and open storages. Compared with the aerial photos in 2021 and 2024, there is no significant change in the landscape character surrounding the Site;
- with reference to the site photos taken on 21.10.2025 and the site records taken on 3.11.2025, the Site is largely occupied by temporary structures and construction materials. Some trees of common species were observed at the periphery of the Site, with no significant landscape resources. According to the applicant's submission, the application seeks to regularise the existing hard-paving of not more than 0.1m and no further filling of land will be carried out during the planning approval period. Further significant adverse impact within the Site arising from the proposed continuous 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):

- it is noted that nine structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- 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 Regulation 19(3) of the B(P)R at building plan submission stage; 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 applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) 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;
- (d) 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) but no right of access via GL is granted to the Site;

- (ii) the following irregularity covered by the planning application has been detected by his office:

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

there are unauthorised structures/structures on the said private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

- (iii) the following irregularity not covered by the planning application has been detected by his office:

unlawful occupation of GL not covered by the planning application

the GL adjoining Lot No. 1345 in DD. 82 has been fenced off. The GL being illegally occupied is not included in the application. Regularisation would not be considered according to prevailing policy. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owner shall cease the illegal occupation of the GL not covered by the planning application immediately and, subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. 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 whole lot basis 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. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future

and land control action for any unlawful occupation of GL. Besides, given the applied 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;
- (e) 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 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access arrangement and swept path analysis should be commented by TD;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should maintain the existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation; and
  - (ii) the Site is in the vicinity of existing watercourse to the west and east of the Site. The applicant shall be required to place all the proposed works away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction;
- (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 employ licensed waste collector to properly dispose of the sewage regularly to avoid causing nuisance to the nearby environment;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) he has the following comments on the submitted fire service installations proposal:
    - for enclosed structures with a gross floor area not exceeding 230m<sup>2</sup>, portable fire extinguisher and stand-alone fire detector shall be provided and clearly indicated on the plans;
    - stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;

- in relation to the above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously; and
- (ii) 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 Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practice and measures to protect nearby watercourses from adverse impacts during the construction and operational phases;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that nine structures and land filling are proposed on the Site. Before any new building works are to be carried out on the 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 should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
  - (iii) 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 Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) the applicant's attention is drawn to the following:
    - if any existing structure is 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
- (m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied 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. The applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the applied use would need to be vacated for the site formation works. The applicant is advised to take account of the above if the applied use is pursued.



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

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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

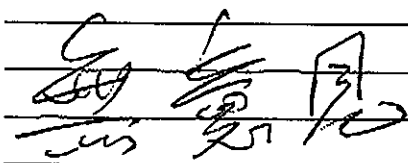
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/821

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
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\_\_\_\_\_  
\_\_\_\_\_

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

簽署 Signature  日期 Date 2025.10.24