

2025年8月13日  
此文件在  
只會  
申請日期為  
收到。請將委員會  
件後才正式  
到

This document is received on 13 AUG 2025  
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

2501462 2/7 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/812
	Date Received 收到日期	13 AUG 2025

1. 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。
2. 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。
3. 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 )

Grace Regent International Limited 基俊國際有限公司

### 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 )

Centaline Property Agency Limited 中原地產代理有限公司

### 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)	Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories 新界打鼓嶺坪輦丈量約份第 82 約地段第557號
(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 ..... 524 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 208 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)	Not Applicable 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖 (編號 : S/NE-TKL/14)
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Nil  (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)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)  
其他 (請指明)

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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)

Proposed operating hours 擬議營運時間

Mondays to Saturdays: 9am to 5:30pm Sundays and Public Holidays: Closed

星期一至星期六：上午 9 點至下午 5:30 點 星期日及公共假期：休息

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p><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)) Local Access Leading to Ping Che Road 坪輦路</p> <p><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)</p> <p>No 否</p> <p><input type="checkbox"/></p>
<p>(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。)</p>		
<p>(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？</p>	<p>Yes 是</p> <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>..... ..... .....</p> <p>No 否</p> <p><input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否</p> <p><input type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明) Nil</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>

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

## 7. Justifications 理由

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

The justifications for temporary warehouse for storage of construction materials are as follows:

1. The application site has not been used as a piece of agricultural land
2. The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood
3. The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood
4. No adverse traffic, landscape, environmental and drainage impacts arising from the proposed use is expected
5. The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site

Remarks: Please refer to the attached planning statement.

申請臨時貨倉存放建築材料的理由如下:

1. 該申請地點已不再被用作農業用途
2. 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展
3. 就土地用途而言，擬議用途與周邊地區相容，並不會構成不良影響
4. 擬議用途不會對交通、景觀、環境和排水方面構成不良影響
5. 考慮到附近已有類似該申請的規劃申請獲批准，擬議用途並不會立下不良先例

備註：請參閱所附規劃報告書

## 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

Luk Lai Ching 陸麗青

Chartered Surveyor 註冊產業測量師

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 Centaline Property Agency Limited 中原地產代理有限公司  
代表



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

Date 日期

30/06/2025

(DD/MM/YYYY 日/月/年)

### Remark 備註

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	<b>Lot No. 557 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories</b> 新界打鼓嶺坪輦丈量約份第 82 約地段第557號	
Site area 地盤面積	<b>524</b> (includes Government land of 包括政府土地)	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	<b>Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14</b> 坪輦及打鼓嶺分區計劃大綱核准圖 (編號 : S/NE-TKL/14)	
Zoning 地帶	Agriculture 農業	
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	<b>Temporary Warehouse for Storage of Construction Materials and associated Filling of Land</b> 臨時貨倉存放建築材料和相關的填土工程	

(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	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	208 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.397 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	Nil	
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	1	
	Domestic 住用	Nil m 米 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	Non-domestic 非住用	Nil Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Domestic 住用	5 m 米 <input type="checkbox"/> (Not more than 不多於)	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)		
	Total no. of vehicle parking spaces 停車位總數  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 1	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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)  _____ _____		

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese English  
中文 英文

### Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Location Plan, Lot index Plan extract, Outline Zoning Plan extract, site photos

### Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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



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## SECTION 16 - PLANNING APPLICATION

**Proposed Temporary Warehouse for Storage of Construction  
Materials and associated Filling of Land for a period of 3 years**

**Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New  
Territories**

June 2025

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Planning Statement prepared by

Centaline Commercial (Professional Consultancy Department)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Executive Summary

This Planning Statement is submitted to the Town Planning Board in support of a planning application for a proposed temporary warehouse for storage of construction materials and associated Filling of Land (“the proposed use”) for a period of 3 years at Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories (“the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Town Planning Board.

The application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). The site area is about 524m<sup>2</sup>. The application site is accessible from Ping Che Road via a local access.

According to (11)(b) of the Notes of the current OZP, justifications for the proposed use are as follows:

- The application site has not been used as a piece of agricultural land;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood;
- No adverse traffic, landscape, environmental and drainage impacts arising from the proposed use are expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.

## 行政摘要

此規劃報告書旨在支持一宗遞交予城市規劃委員會(“「城規會」”)的規劃申請，作擬議臨時貨倉存放建築材料和相關的填土工程(“「擬議用途」”)為期 3 年。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 82 約地段第 557 號(“「申請地點」”)。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據2010 年3 月12 日刊憲公佈之坪輦及打鼓嶺分區計劃大綱核准圖 ( 編號 : S/NE-TKL/14 ) , 申請地點坐落於「農業」地帶。申請地點佔地面積約 524 平方米 , 可從坪輦路經當地通道到達該申請地點。

根據現時大綱核准圖的註釋(11)(b) , 此規劃報告書詳細闡述該申請的規劃理據 , 當中包括 :

- 該申請地點已不再被用作農業用途 ;
- 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向 , 亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展 ;
- 就土地用途而言 , 擬議用途與周邊地區相容 , 並不會構成不良影響 ;
- 擬議用途不會對交通、景觀、環境和排水方面構成不良影響 ; 及
- 考慮到附近已有類似該申請的規劃申請獲批准 , 擬議用途並不會立下不良先例。

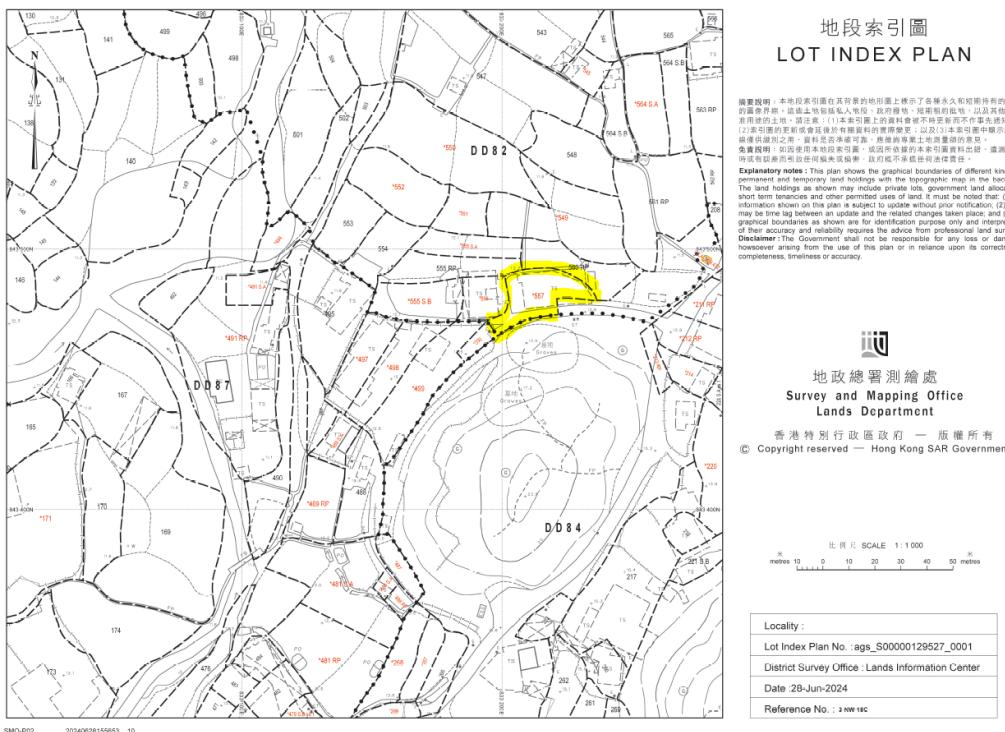
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■ Not influencing the planning intention of the “AGR” zone	
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## 1. Introduction

### Purpose

◇ According to Section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board ("TPB") in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials and associated Filling of Land ("the proposed use") for a period of 3 years at Lot No.557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories ("the application site"). The area of the application site is about 524m<sup>2</sup>. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the TPB. The location of the application site is shown in **Figure 1**.

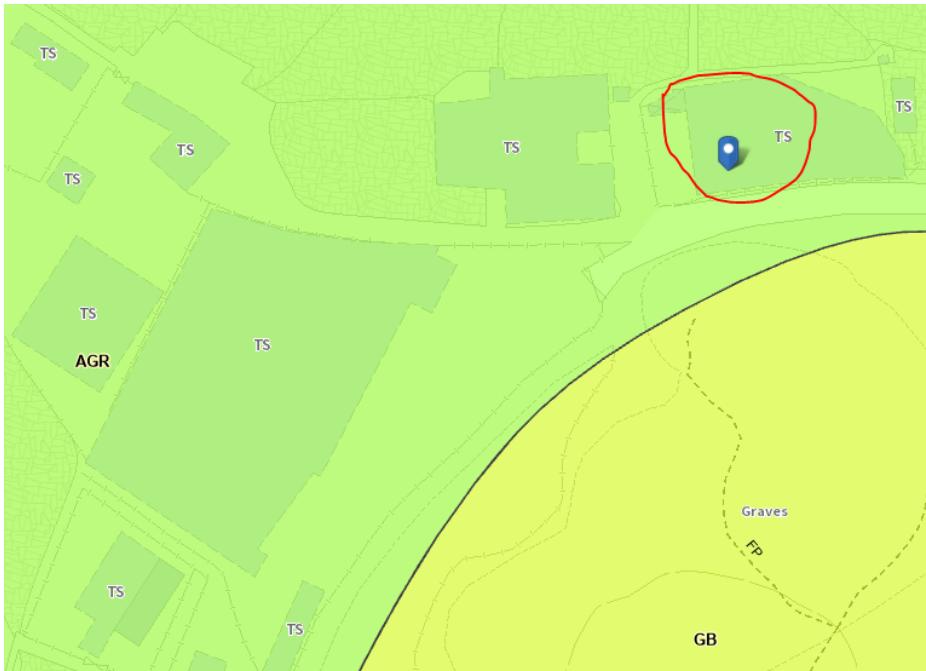


**Figure 1. Lot No. 557 in D.D. 82**

(Source: Lot Index Plan No. ags\_S00000129527\_0001 dated 28-06-2024, Survey and Mapping Office, Lands Department)

◇ According to Figure 2, the application site falls within an area zoned as "Agriculture" ("AGR") on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 ("the current OZP"). As stated in (11)(b) of the Notes of the current OZP, "...temporary use or

development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”.



**Figure 2. Lot No. 557 in D.D. 82**

(Source: [https://www.ozp\(tpb.gov.hk/](https://www.ozp(tpb.gov.hk/))

- ❖ This Planning Statement is prepared and submitted by Centaline Commercial on behalf of Grace Regent International Limited (“the applicant”).

## **Objectives**

The current application aims to achieve the following objectives:

- ❖ To provide a secured temporary storage space for construction materials required for insulation coating of air-conditioning equipment in mass construction sites;
- ❖ To fully optimise the land resources within “AGR” zone for temporary uses that are beneficial to the community and government.
- ❖ To be compatible with the surrounding environment without deteriorating the long term planning intention of “AGR” zone; and
- ❖ To ensure no adverse environmental or infrastructural impacts on the surrounding areas.

## 2. Site Profile

### Location and Current Conditions of the Application Site

- ❖ As shown in Figure 3 in Appendix 1, the application site is located at Ta Kwu Ling and is accessible from the Northern East direction via a local access leading to Ping Che Road. Public transportation, such as buses and minibuses, can be easily accessed within a 10-minute walk along Ping Che Road. The application site is hard paved and fenced-off. The entire site has been formed. The materials of the fillings are consisted of concrete and cement. The height of the fillings above the land is around 0.2 m (20 cm). Figure 4 and 5 indicate the current conditions of the application site and the surrounding areas.



Figure 4. The entrance of Lot No. 557 in D.D. 82



Figure 5. The other side of Lot No. 557 in D.D. 82

## **Surrounding Land Use and Characteristics**

- ✧ The application site is mainly surrounded by vehicle repairing workshops, warehouses, covered and/or open storages, temporary structures, vacant land and shrub land. The application site is next to a site where is temporary warehouse for storage of construction materials, which was covered by valid planning permission No. A/NE-TKL/780 approved by the Rural and New Town Planning Committee in 03/2025.

## **3. Planning Context**

### **Statutory Planning Context**

- ✧ The application site falls within an area zoned “AGR” on the current OZP (Figure 2). According to the Notes of the current OZP, temporary warehouse for storage use is neither a Column 1 nor a Column 2 use within the “AGR” zone. Hence, a planning permission is required from the TPB.
- ✧ Although the application site falls within “AGR” zone, there are no active agricultural activities. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. Approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.

### **Similar Planning Applications**

- ✧ Within the past three years, there were similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the current OZP. Details of the similar applications are described in Figure 6 below.

Section 16 Planning Application for Temporary Warehouse for Storage of Construction Materials and associated Filling of Land for a Period of 3 Years at Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/695	<p>Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years</p>	AGR	18/03/2022
A/NE-TKL/702	<p>Lot 554 S.A. ss.2 (Part) in D.D. 77, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse for Storage of Metal For a Period of 3 Years and Filling of Land</p>	AGR and I(D)	26/08/2022
A/NE-TKL/721	<p>Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years</p>	AGR	19/05/2023
A/NE-TKL/737	<p>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, Ping Che, New Territories</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land</p>	AGR and REC	11/09/2023
A/NE-TKL/757	<p>Lots 5, 6 S.A, 6 S.A ss.1, 7, 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.B. (Part) and 11 (Part) in D.D. 84, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land</p>	AGR	21/06/2024

Section 16 Planning Application for Temporary Warehouse for Storage of Construction Materials and associated Filling of Land for a Period of 3 Years at Lot No. 557 in D.D. 82, Ping Che, Ta Kwu Ling, New Territories

Application No.	Address with Proposed Use(s)	Zoning(s)	Approval Date
A/NE-TKL/762	<p>Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land</p>	AGR	02/08/2024
A/NE-TKL/779	<p>Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials and Electroic Products for a Period of 3 Years and Associated Filling of Land</p>	AGR	22/11/2024
A/NE-TKL/768	<p>Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories</p> <p>Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land</p>	AGR	10/01/2025
A/NE-TKL/784	<p>Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che, New Territories</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land</p>	AGR	14/03/2025
A/NE-TKL/780	<p>Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years</p>	AGR	28/03/2025

Figure 6: Similar Planning Applications within the Past Three Years

## 4. Development Proposal

### Site Configuration and Layout

- ✧ The use of the application site is proposed to be Temporary Warehouse for Storage of Construction Materials and associated Filling of Land for a Period of 3 Years. The area of the application site is about 524m<sup>2</sup>. The application site is accessed through an ingress/egress point (in about 5m) located at the northern-east boundary, which is connected to a local access leading to Ping Che Road (Figure 3).
- ✧ According to the indicative layout plan (Figure 9), the application site comprises a one-storey temporary structure (with a maximum height of 5m), providing a total gross floor area of approximately 208m<sup>2</sup> for warehouse. Within the application site, there is provision for one parking space for private car. The remaining area will be used for loading/unloading and vehicle manoeuvring spaces.
- ✧ The storage of construction materials within the application site is non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays.
- ✧ For implementation of the development proposal, the applicant is ready to apply to the Lands Department for a Short Term Waiver (“STW”) for permitting the structure to be erected on site once the current application is approved.
- ✧ Key development parameters of the proposed use are listed in Figure 7. Figure 8 provides details of the proposed temporary structure under the current application.

Proposed Use	Proposed Temporary Warehouse for Storage of Construction of Materials and associated Filling of Land for a Period of 3 years
Operation Hours	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 524m <sup>2</sup>
Covered Area	About 208m <sup>2</sup>
Uncovered Area	About 316m <sup>2</sup>
Temporary Structures	
No(s).	1
No. of Storeys	1
Maximum Height	About 5m
Total Non-Domestic Gross Floor Area	About 208m <sup>2</sup>
Plot Ratio	0.397
Site Coverage	39.7%
No. of Car Parking Spaces	1
Private Car [5m(L) x 2.5m (W)]	

**Figure 7: Key Development Parameters**

Structure No.	Proposed Use	Floor Area (about m <sup>2</sup> )	No. of Storeys	Maximum Height [about (m)]
1	Warehouse	208	1	5
Total		208		

**Figure 8 : Details of the Proposed Structure**

### Proposed Traffic Arrangement

- ✧ The application site can be accessed through a local access that leads to Ping Che Road. The proposed development will only make use of private cars to travel to and/from the application site via the proposed access route. One parking space for private car is provided within the application site.
- ✧ The configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site such that no waiting or queuing of goods vehicles along the local access road will arise under any circumstances. The proposed development (Figure. 9) would make use of the ingress/egress point in about 5m for vehicular access. Sufficient manoeuvring space with manoeuvring circle with radius in not less than 8m is also proposed

for the proposed type of vehicle under the current application to manoeuvre within the application site and into/out of the parking spaces.

	Morning Peak		Afternoon Peak	
	In	Out	In	Out
Private Car	1	1	1	1

Figure 10: Estimated Traffic in and out of the Proposed Development

- ❖ As the vehicular trip generation and attraction for the proposed use were insignificant, the additional traffic trip is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.
- ❖ Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:
  - Traffic regulator will be deployed near the access of the subject site to conduct traffic control to ensure no queuing of vehicles outside the application site;
  - All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions;
  - Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

### Landscape Consideration

- ❖ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

### Environmental Consideration

- ❖ Given that no offensive operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.

- ✧ Construction materials stored within the application site are non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to the application site without affecting the neighboring uses.
- ✧ The applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/pollution control ordinances during operation stages of the proposal. No adverse environmental impact and misuse of the proposed use is anticipated.

### **Drainage Consideration**

- ✧ An existing discharge point has been proposed to the application site and peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with the approval conditions.

## **5. Planning Justifications**

### **The application site has not been used as a piece of agricultural land**

- ✧ No agricultural activities have been found on the application site and it was covered by structures. The current storage use has harmoniously co-existed with the surrounding neighbourhood with no complaints for many years. Sympathetic consideration could be granted by the TPB for the proposed use within the application site.

### **Not influencing the Planning Intention of "AGR" Zone**

- ✧ Considering different open storage and warehouse uses adjacent to the application site, the planning intention of "AGR" zone may hardly be accommodated in short term until the surrounding land uses are compulsorily required for agricultural activities again. Moreover, approving the proposed

temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.

- ✧ The temporary nature of the proposed use under the current application will not influence the long-term planning intention of the “AGR” zone considering that the proposed use is only applied for a period of 3 years.

### **Compatible with Land Uses of the Surrounding Areas**

- ✧ The surrounding areas of the application site are mainly used for open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrub land are also found close to the application site. The proposed use is therefore considered compatible with the land use in the surrounding areas considering the similar geographical settings and no detrimental impacts to the surrounding areas.

### **No adverse Traffic, Landscape, Environmental and Drainage Impacts**

- ✧ The proposed development will make use of private car to travel to and/or from the application site via the proposed access route. Specific requirements have been considered in the design and layout of the proposed site, ensuring sufficient provisions of L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application.
- ✧ Regarding the traffic management with the proposed use, the impacts of the application site to the traffic in and out would be minimal and are accommodated without influencing the nearby traffic junctions and links. Appropriate traffic management measures have been designed to remove any potential adverse effects to the surrounding roads for the safety of pedestrian and vehicles. Therefore, it is expected that the proposed use will not result in any adverse traffic impacts on the areas near the application site.
- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

- ✧ As there are no massive industrial operations in the application site, no adverse vehicular and industrial emissions could be involved for the proposed use. The storage of construction materials within the application site would be non-polluted and non-dangerous in nature and will remain stationary all the time. Storage activities will only be confined to the application site area without affecting the neighbouring uses. The applicant will strictly follow Environmental Protection Department's latest policies and comply with all environmental protection/ pollution control ordinances.
- ✧ An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with approval conditions.

### **Not being an Undesirable Precedent**

- ✧ Considering the similar applications being approved by the TPB on the same OZP as discussed in Section 3, the application site accommodates the same uses of temporary warehouse for storage of construction materials and contributes to support the supply of construction materials. The proposed use benefits the development of construction industries in the long-run and would not set an undesirable precedent.

## **6. Conclusion**

- ✧ This Planning Statement is submitted to the TPB in support of the current application for the proposed use at the application site. The application site has an area of about 524m<sup>2</sup>. The background information of the application site and the planning justifications of the planning statement are provided to support the consideration of the proposed use for temporary warehouse for storage of construction materials by the TPB.
- ✧ The application site currently falls within an area zoned "AGR" on the current OZP. According to the Notes of the current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning

permission from the TPB notwithstanding that the use or development is not provided for under the notes of the current OZP. The application is justified based on the following grounds:

- The application site has not been used as a piece of agricultural land;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and neighbourhood;
- No adverse traffic, landscape, environmental and drainage impacts arising from the proposed use is expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.

❖ In view of the above, it is recommended that sympathetic consideration would be given by the TPB to approve the current application on a temporary basis for a period of three years.

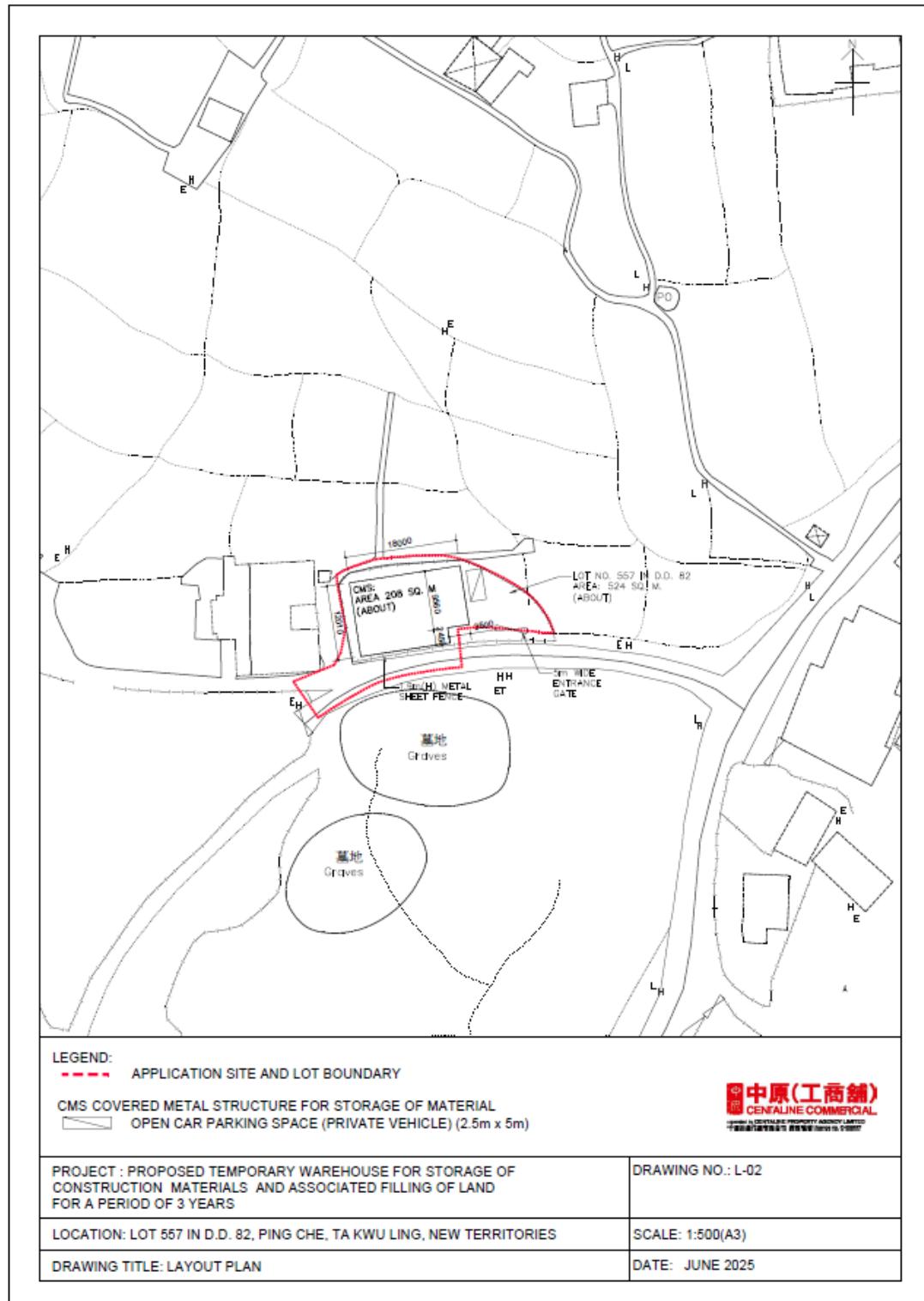
## Appendix I

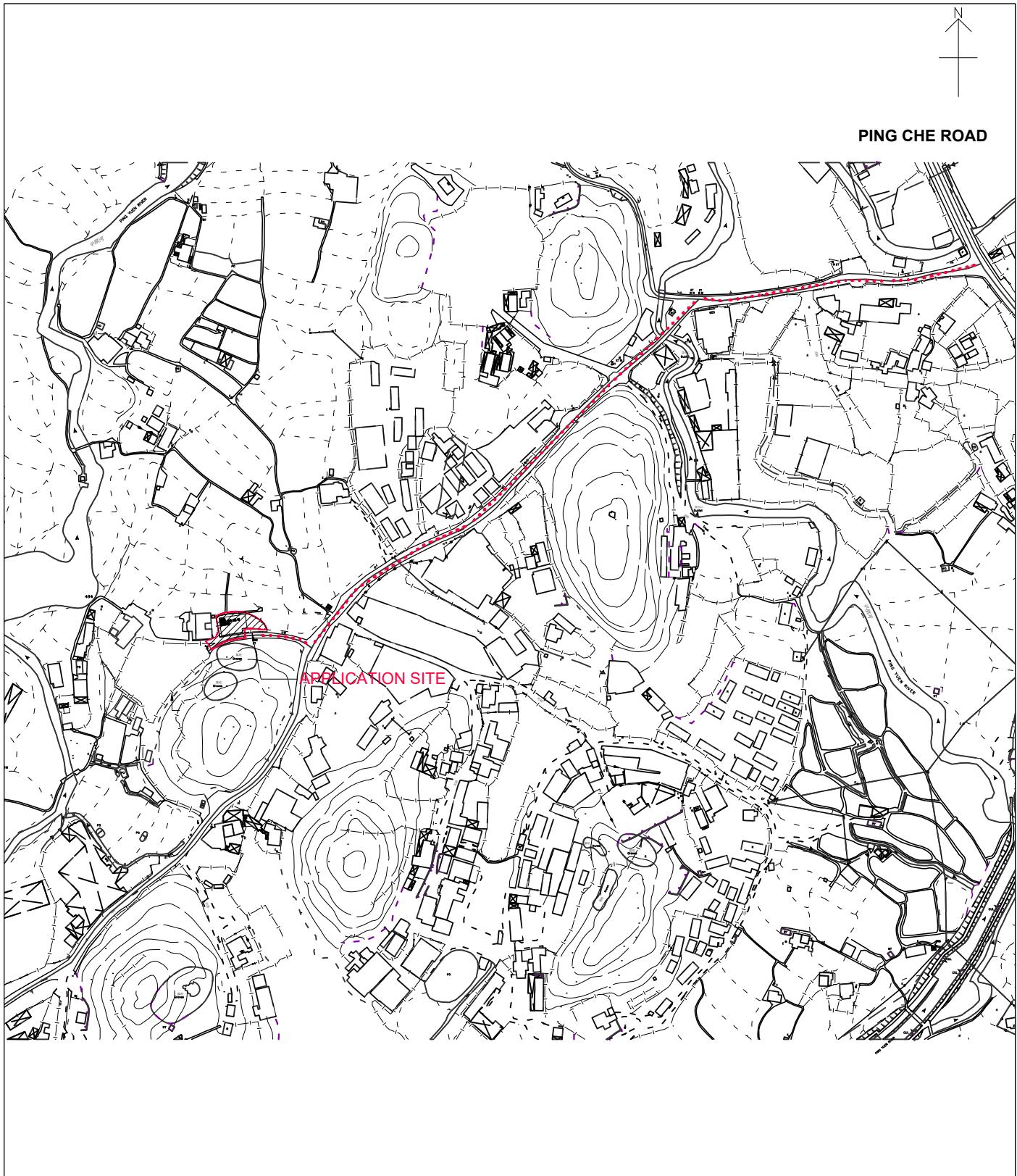
# Figure 3 Location Plan of Lot No. 557 in D.D. 82



## Appendix II

# Figure 9 Layout Plan of Lot No. 557 in D.D. 82





LEGEND:

- APPLICATION SITE AND LOT BOUNDARY
- VEHICULAR ACCESS TO THE SITE



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中原地產代理有限公司 賽馬地總部 離子編號: C-000002

PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

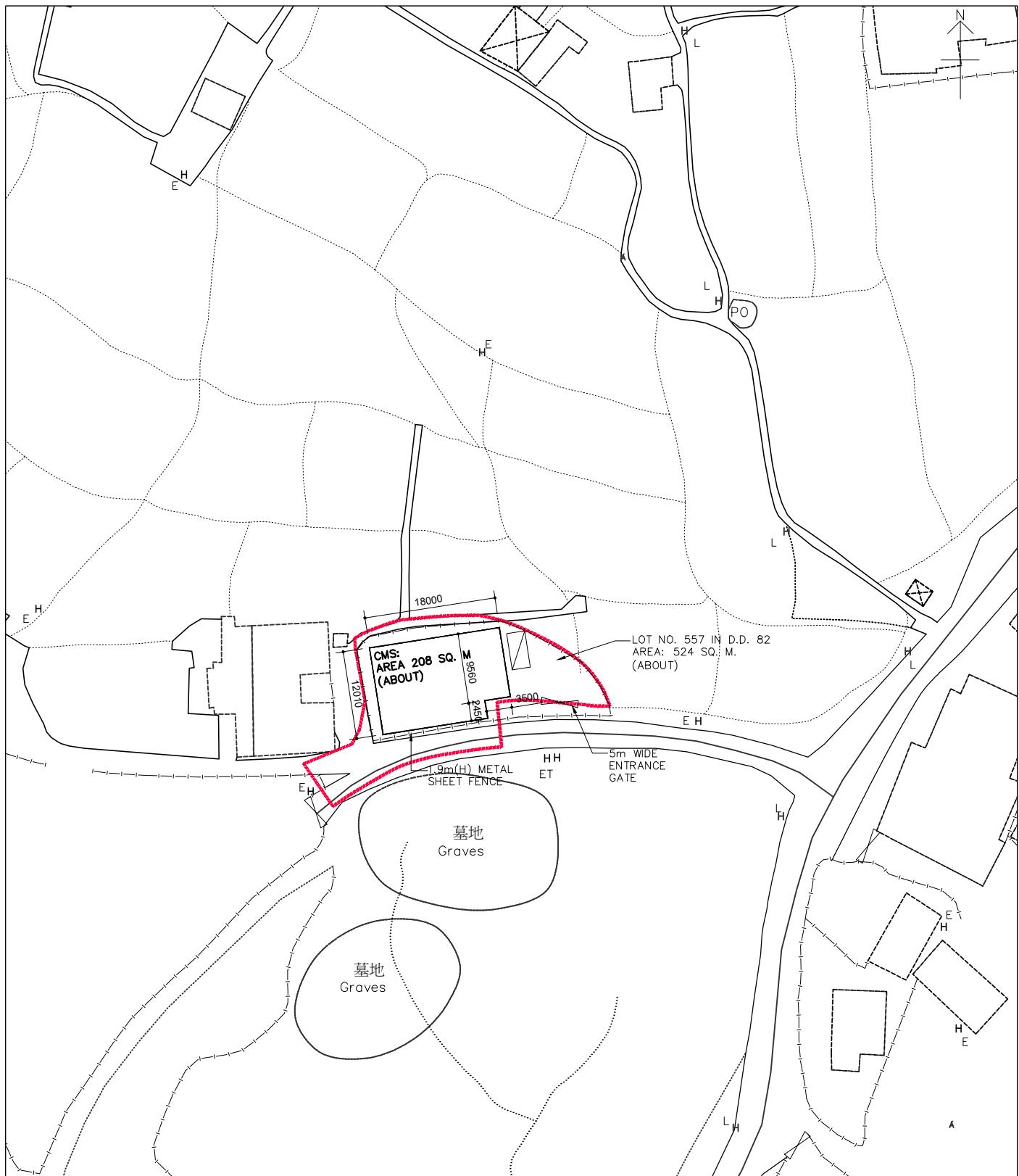
DRAWING NO.: L-01

LOCATION: LOT 557 IN D.D. 82 , PING CHE, TA KWU LING, NEW TERRITORIES

SCALE: 1:2500(A3)

DRAWING TITLE: LOCATION PLAN & VEHICULAR ACCESS

DATE: JUNE 2025



LEGEND:

— APPLICATION SITE AND LOT BOUNDARY

CMS COVERED METAL STRUCTURE FOR STORAGE OF MATERIAL

□ OPEN CAR PARKING SPACE (PRIVATE VEHICLE) (2.5m x 5m)

**中原(工商舖)**  
CENTALINE COMMERCIAL  
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中原地產代理有限公司 購賣部  
License no. C-000027

PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

DRAWING NO.: L-02

LOCATION: LOT 557 IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE: 1:500(A3)

DRAWING TITLE: LAYOUT PLAN

DATE: JUNE 2025

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Sheren Si Wai LEE/PLAND

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寄件者: Jeremy Wan <[REDACTED]>  
寄件日期: 2025年08月18日星期一 16:27  
收件者: Brian Ching Hong CHAN/PLAND  
副本: Sheren Si Wai LEE/PLAND; '[REDACTED]'  
主旨: Reply to Planning Application No. A/NE-TKL/812 - Clarification on Filling of Land  
類別: Internet Email

Dear Brian,

I refer to the telephone conversation between Ms Luk and your goodself this morning regarding the above matter.

Please noted that the proposed filling of land is a regularisation of land filling and there will not be any further land filling work to be carried out.

The purpose of the filling of land is for site formation purpose.

Should you have further enquiries, please feel free to contact Ms. Christine Luk or me on [REDACTED]

Thanks.

Best Regards,  
Jeremy Wan

Professional Consultancy Department

[REDACTED]  
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Sheren Si Wai LEE/PLAND

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寄件者: Jeremy Wan <[REDACTED]>  
寄件日期: 2025年12月02日星期二 16:56  
收件者: Sheren Si Wai LEE/PLAND  
副本: [REDACTED]  
主旨: Planning application No. A/NE-TKL/812 - Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years  
附件: Appendix A. Swept Path Analysis 20251202 - FI.pdf; RtoC to TD 20251202 - FI.pdf  
類別: Internet Email

Dear Sheren,

Please find all the FI (RtoC table & Appendix A. Swept Path Analysis to TD) for formal submission.

Thanks.

Best Regards,  
Jeremy Wan

Professional Consultancy Department

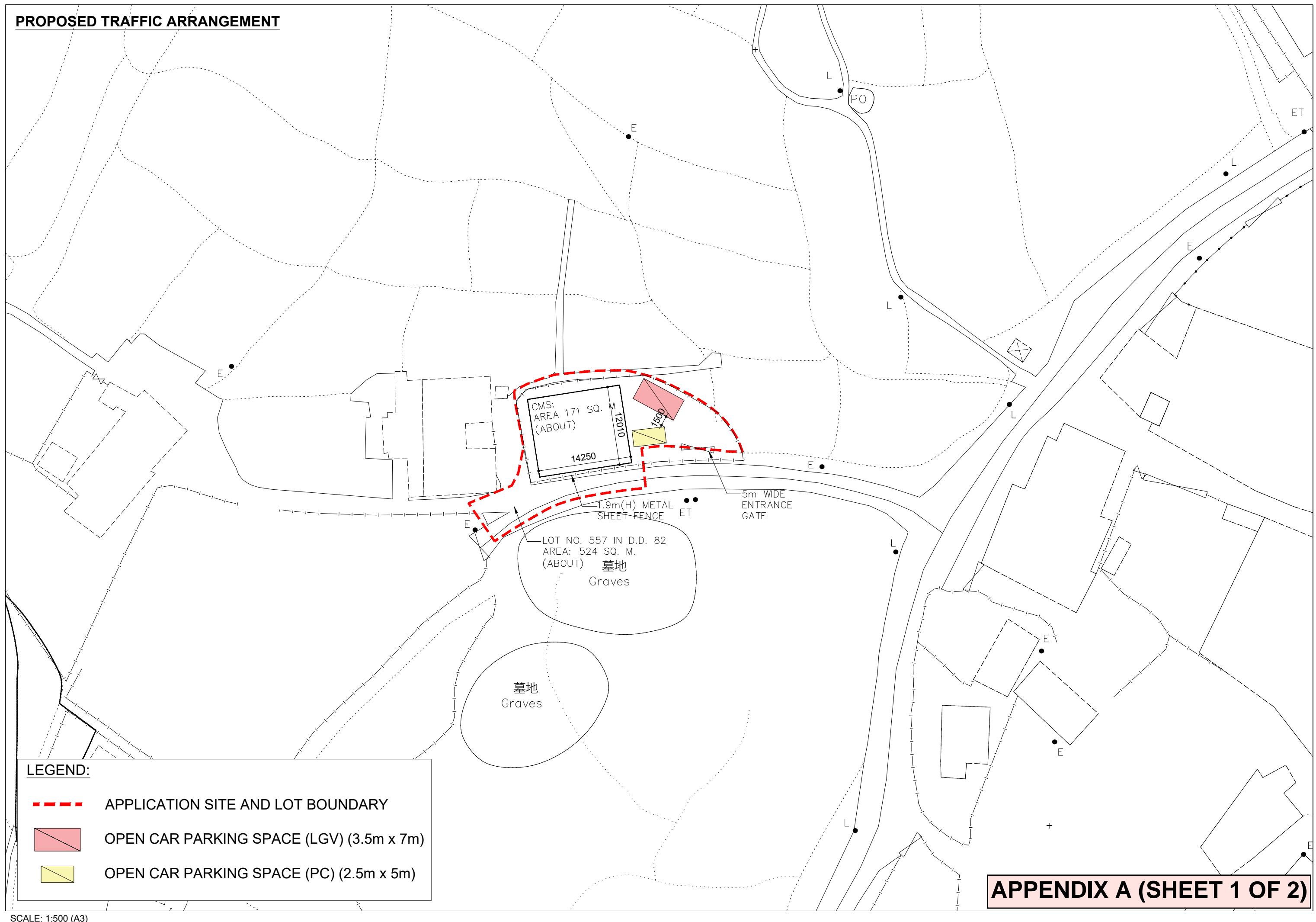
[REDACTED]  
[REDACTED]

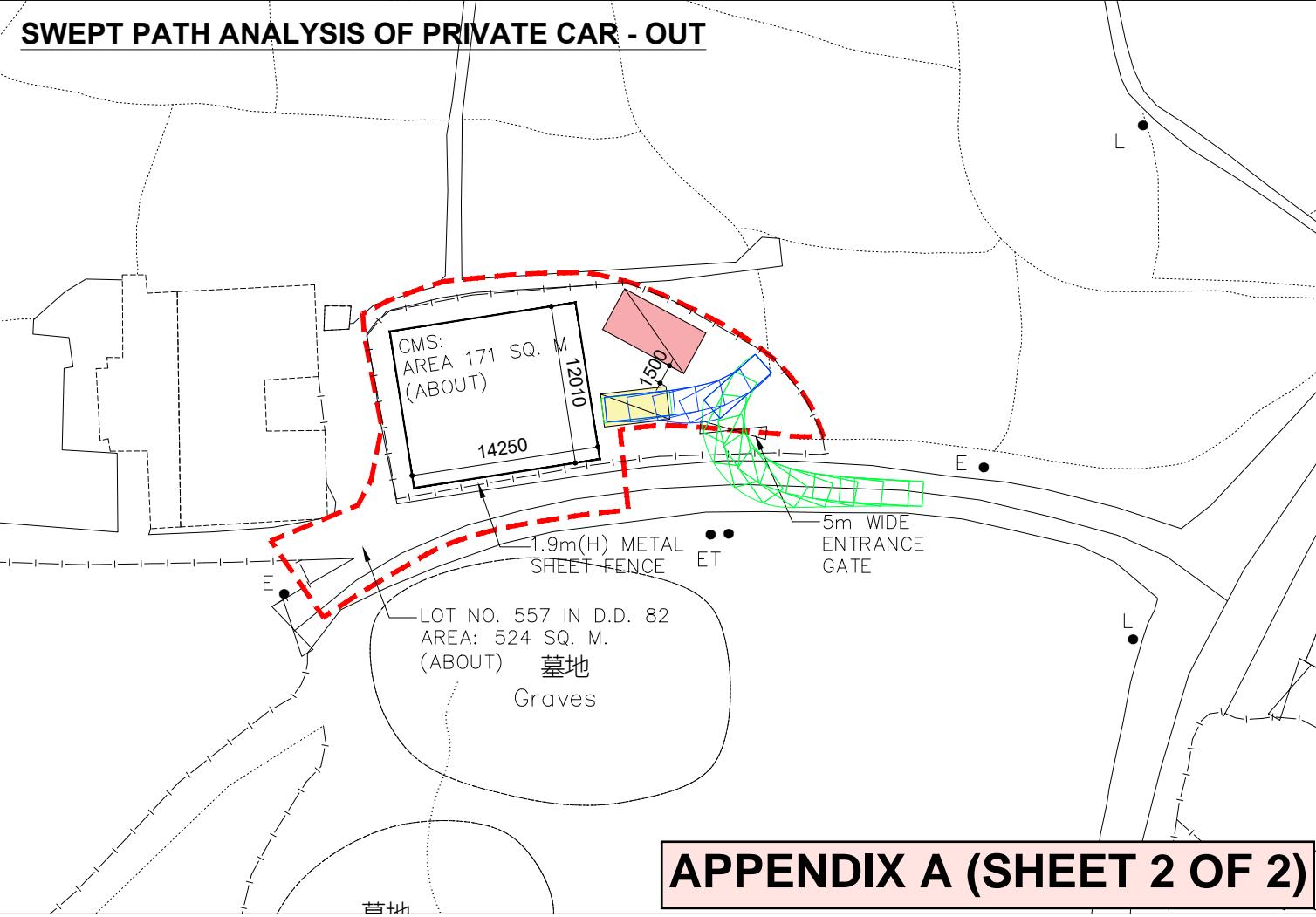
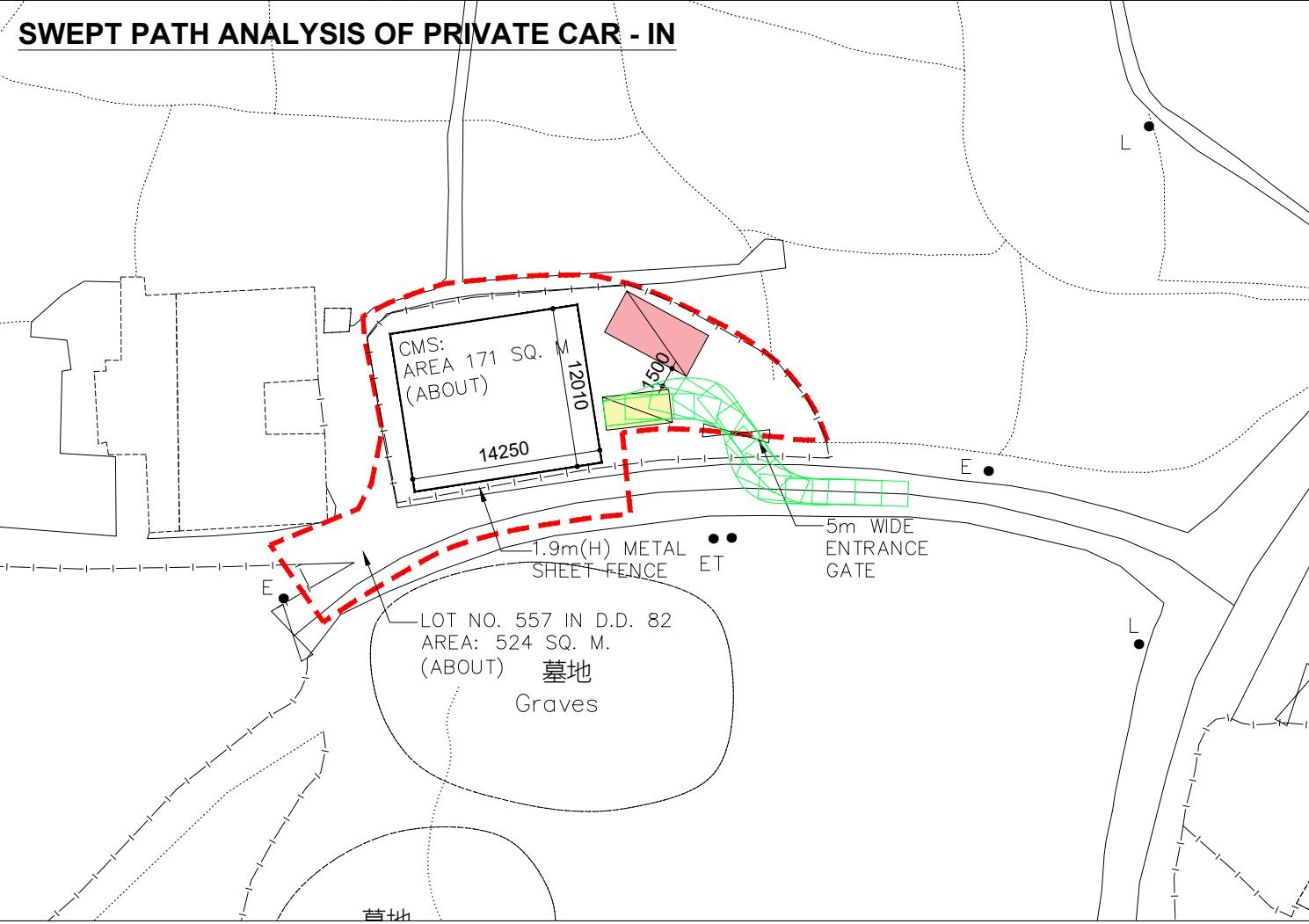
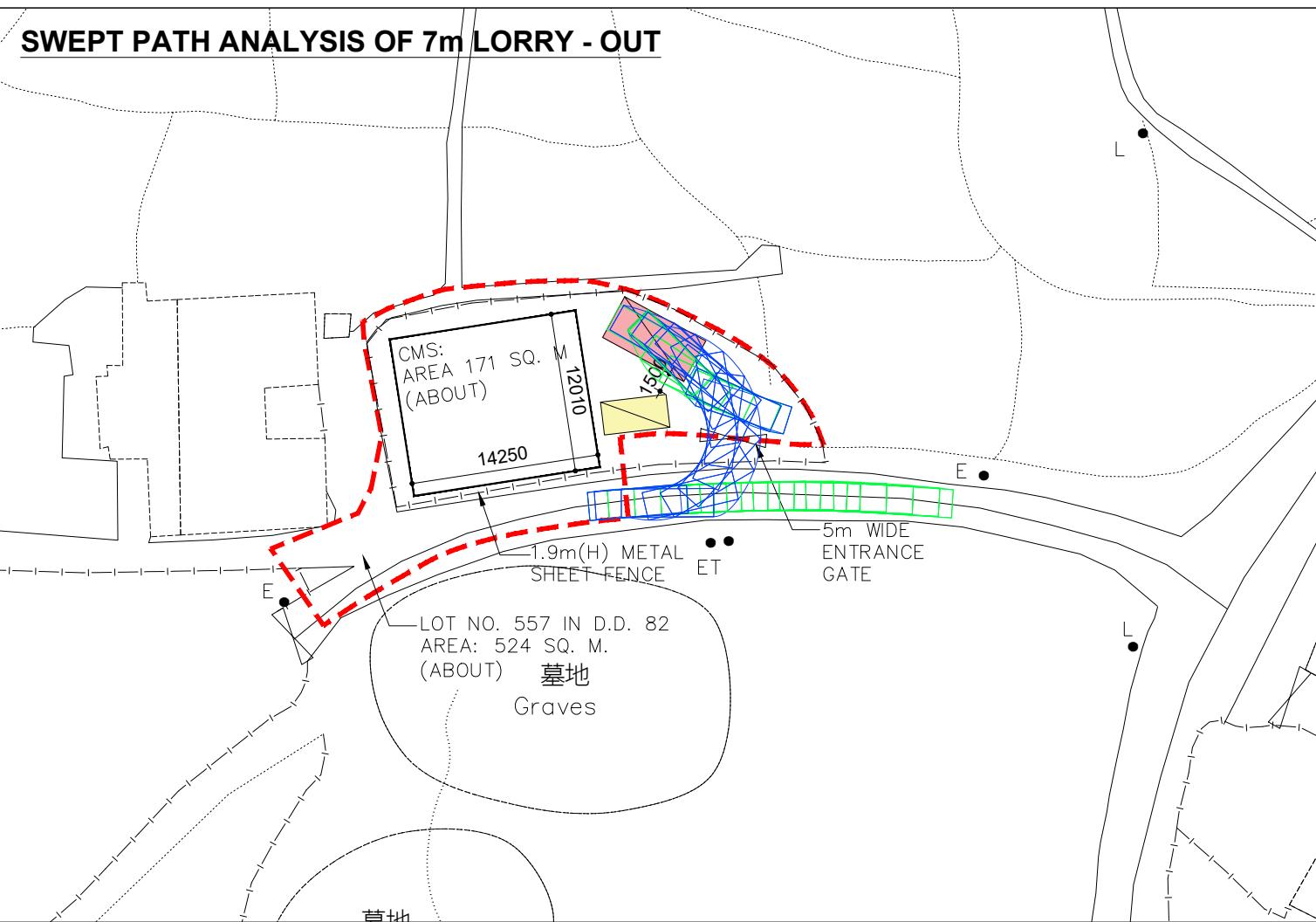
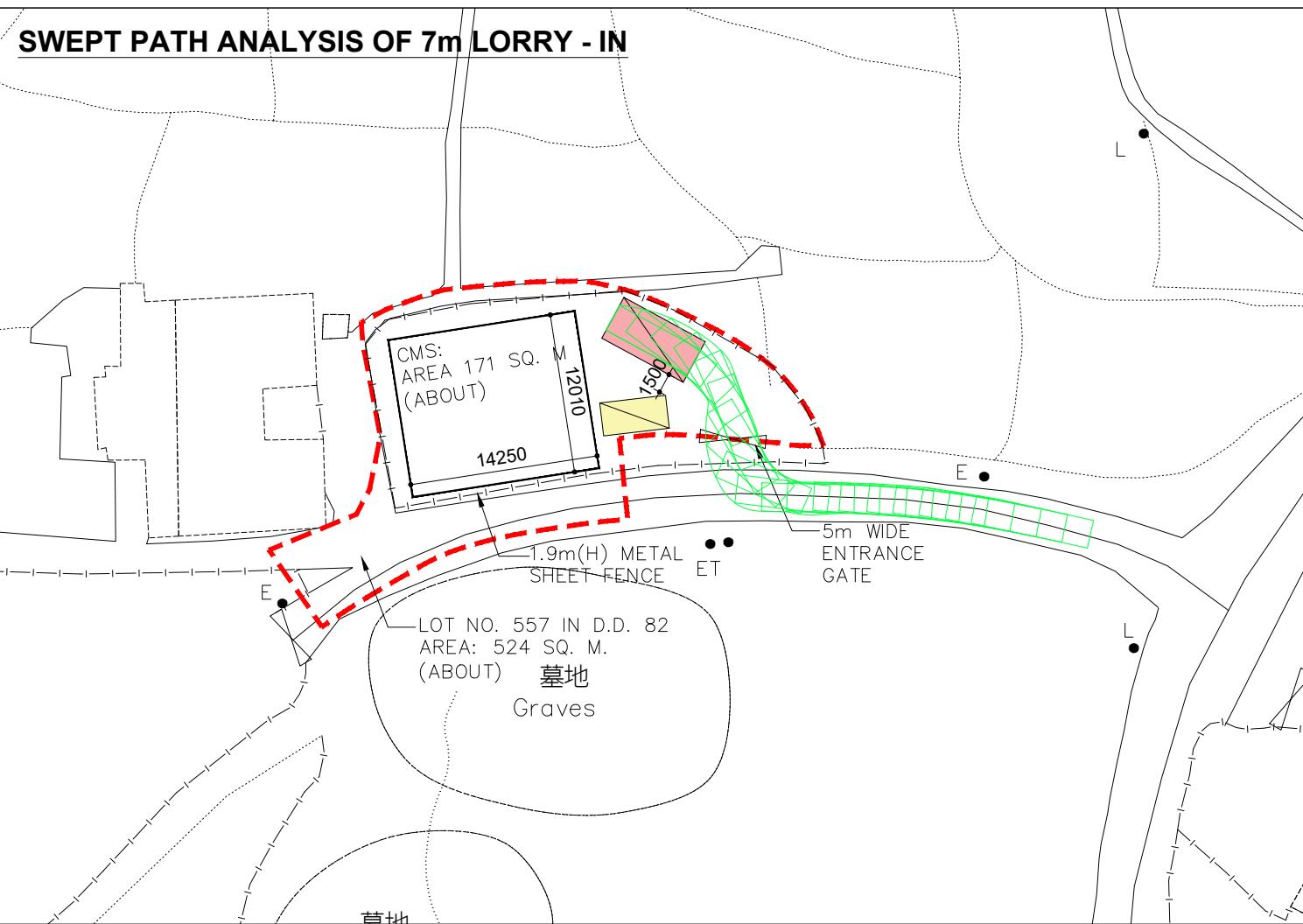
Comments	Responses
<b>Transport Department</b> <b>Received via email from Planning Department (Ms. Sheren LEE, TP/N3) dated 5 November 2025</b>	
<ul style="list-style-type: none"> <li>- It can be seen that reverse movement onto the local road is proposed by the applicant, addition traffic measures should be provided to enhance traffic safety.</li> </ul>	<p>For each delivery, an additional staff member will be deployed alongside the driver on the lorry. This staff will assist the manoeuvring vehicles on the access road to ensure the safety of nearby traffic and pedestrians. Additionally, Road Signs (i.e., "Beware of Vehicles") will be provided near the site access to alert pedestrians.</p>

Comments	Responses
<b>Transport Department</b> <b>Received via email from Planning Department (Ms. Sheren LEE, TP/N3) dated 15 September 2025</b>	
<ul style="list-style-type: none"> <li>(i) The applicant should justify the adequacy of the proposed number of 1 PC parking space and none loading/unloading space for goods vehicles associated with the proposed use as a warehouse</li> <li>(ii) The applicant shall demonstrate the satisfactory manoeuvrings of the vehicle entering and exiting the subject site, manoeuvring within the subject site and into / out of the parking preferably using the swept path analysis</li> </ul>	<p>Please find the revised layout with 1 private car parking space and 1 loading / unloading space for LGV for operational use. The area of the proposed warehouse is also adjusted (i.e. from 208 m<sup>2</sup> to 171 m<sup>2</sup>) in this regard. [Please refer to the <b>Appendix A (Sheet 1 of 2)</b>]</p> <p>Please refer to <b>Appendix A (Sheet 2 of 2)</b> for swept path analysis.</p>

Comments	Responses
(iii) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety	Road Signs (i.e., "Beware of Vehicles") will be provided near the site access to alert pedestrians.
(iv) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site	Please be advised that only one LGV for transportation of materials and one private car will be involved for normal operation and all arrival / departure trips will be scheduled in advance to ensure no queuing of vehicles outside the subject site.
(v) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site	Please be advised that the subject site is only used as a warehouse where the main store is located at Tai Kok Tsui. There will not be any visitors for the subject site. It is anticipated no illegal parking of visitors' vehicles outside the site.
(vi) The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

## PROPOSED TRAFFIC ARRANGEMENT





**APPENDIX A (SHEET 2 OF 2)**

**Similar S.16 Applications for Temporary Warehouse in the vicinity of the Application Site  
within the same “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/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)
2	A/NE-TKL/721 <sup>&amp;</sup>	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023 (Revoked on 19.11.2024)
3	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)
4	A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024
5	A/NE-TKL/762 <sup>#</sup>	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.8.2024
6	A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	10.1.2025
7	A/NE-TKL/779 <sup>&amp;</sup>	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years and Associated Filling of Land	22.11.2024
8	A/NE-TKL/780	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.3.2025
9	A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	14.3.2025
10	A/NE-TKL/803	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	1.8.2025

**Remarks**

<sup>#</sup> : Applications No. A/NE-TKL/695 and A/NE-TKL/762 involve the same site.

<sup>&</sup> : Applications No. A/NE-TKL/721 and A/NE-TKL/779 involve the same site.

**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; and
- his advisory comments are at **Appendix IV**.

**2. Traffic**

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

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

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

- no comment on the application from highways maintenance point of view;
- the existing local access road next to the Site is not under the maintenance of HyD; and
- his advisory comments are at **Appendix IV**.

**3. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, 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;
- 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 IV**.

#### **4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environmental planning perspective since no heavy vehicle or dusty operation are involved;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

#### **5. Fire Safety**

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

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

#### **6. Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of miscellaneous rural fringe landscape character comprising temporary structures, active farmlands and woodland within the “Green Belt” zones. The proposed use is not entirely incompatible with the landscape character of the surroundings;
- based on the site photos taken on 22.8.2025, the Site is vacant, fenced off without significant/sensitive landscape resources. With reference to the Application Form, landscape impact and tree felling are not anticipated. According to the submission, there are no existing trees within the Site. Further 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 IV**.

#### **7. Building Matters**

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

- no objection to the application;
- it is noted that a single-storey structure 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 means of emergency vehicular access in accordance with Regulation 41D of the Buildings (Planning) Regulation (B(P)R);
- the Site does not abut on a specified street of not less than 4.5m wide, 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 IV**.

## **8. 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) failure to reinstate the application site (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;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. 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 lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the said private lot. 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 subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iii) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the proposed use should not obstruct traffic or cause safety issues to other road users;
  - (ii) the Site is connected to the public road network via a section of a local access road which is not managed by the 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; and
  - (iii) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access arrangement should be commented by TD;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and 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;

(e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) 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
- (ii) 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;

- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should observe the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and sewage treatment facilities, if provided, shall meet the requirements in the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department, Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90' to avoid causing nuisance to the surroundings;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that a single-storey structure 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 (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of emergency vehicular access in accordance with Regulation 41D of the Buildings (Planning) Regulation (B(P)R);
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
  - (iv) the applicant's attention is drawn to the following points:
    - 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;

- the 5m high warehouse is considered excessive. It should be justified upon formal plan submission to BD; and
- detailed checking under the BO will be carried out at the building plan submission stage; and

(j) 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. preliminary development proposal for NTN New Town was released in December 2024. The proposed 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 proposed use would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed 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

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

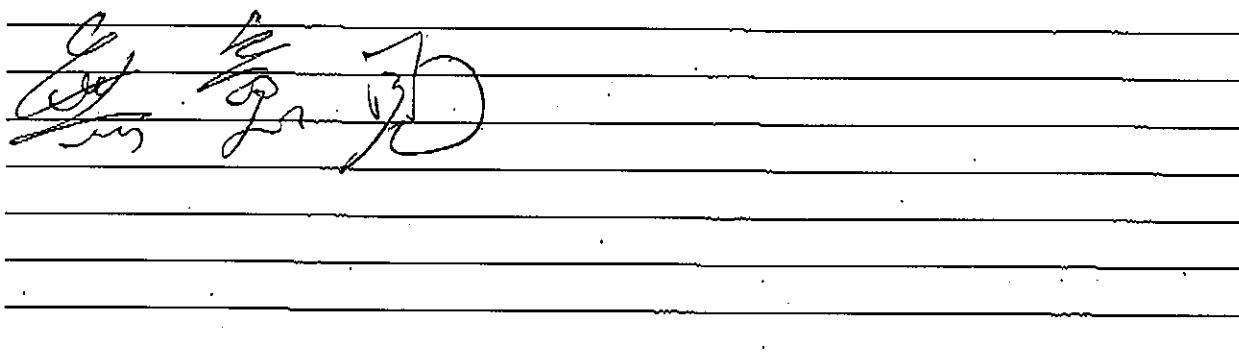
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/812

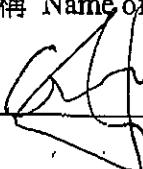
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2025-8-26

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**From:**  
**Sent:** 2025-09-07 星期日 04:07:24  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TKL/812 DD 87 Ping Che

A/NE-TKL/812

Lot 557 in D.D. 87, Ping Che, Ta Kwu Ling

Site area: About 524sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Interesting and probably a sign of troubles in the residential market, Centaline has now branched into the seedy business of justifying 'Destroy to Build' activities on Agriculture zoning.

Strong Objections. The site is already hard paved indicating that it has been used for brownfield operations without the necessary approval. Was any enforcement action undertaken? No doubt similar situation to that of the quoted 780 on adjacent lots that was fast tracked, no questions asked, despite a record of illegal activities.

The site is located adjacent to an extensive GB and many graves, as shown in the images provided.

Moreover, Ta Kwu Ling is designated Cat 3 and Cat 4

**TPB PG-No. 13G (Revised April 2023)**

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN  
STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING  
ORDINANCE**

Clearly TPB guidelines no longer have any integrity and this application will also be streamlined and rubber stamped.

Disgraceful.

Mary Mulvihill