

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。

- 4 MAR 2026

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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By slond

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-7KL/835
	Date Received 收到日期	4 MAR 2026

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
SUNWACORK INSULATION MATERIALS SUPPLIES LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
AIKON DEVELOPMENT CONSULTANCY LIMITED

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 497, 498, 499 and 500 in D.D. 87, 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 1,916 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,105 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	811 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,105 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,105 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,105 sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the attached Planning Statement.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local track leading from Ping Che Road No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <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 <input 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" 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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

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

8. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
.....

Thomas LUK

.....
.....
Planning Consultant

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

AIKON DEVELOPMENT CONSULTANCY LIMITED



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

Date 日期

3/2/2026

..... (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 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories 新界打鼓嶺坪輦丈量約份第87約地段第497號、第498號、第499號及第500號
Site area 地盤面積	1,916 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖 (編號 : S/NE-TKL/14)
Zoning 地帶	"Agriculture" ("AGR") 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <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 Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years 擬議臨時貨倉存放建築材料連附屬設施 (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,105 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.58 <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	5	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N.A. m 米 <input type="checkbox"/> (Not more than 不多於)	
		N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	10 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	57.7	%	<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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			1
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract		
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。



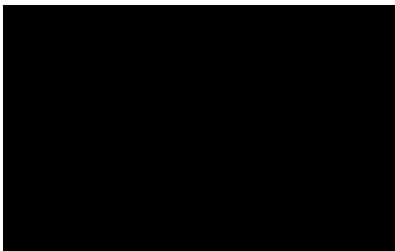
Ref.: ADCL/PLG-10337/R001

Section 16 Planning Application

Proposed Temporary Warehouse for
Storage of Construction Materials with
Ancillary Facilities for a Period of 3 Years

Lots 497, 498, 499 and 500 in D.D. 87,
Ping Che, Ta Kwu Ling, New Territories

Planning Statement



Prepared by
Aikon Development Consultancy Limited

January 2026

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.03.2010. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) the application site is subject to a previous planning approval for the same use and the current application intends to meet operation needs without substantial change;*
- (b) the applied use allows better utilization of brownfield that has not supported agricultural activities;*
- (c) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
- (f) the applied use will not set an undesirable precedent as there is a previous planning approval and similar applications are identified in the close vicinity of the application site.*

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

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時貨倉存放建築材料連附屬設施（為期三年）（以下簡稱「申請用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 87 約地段第 497 號、第 498 號、第 499 號及第 500 號（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據 2010 年 3 月 12 日刊憲之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（以下簡稱為「大綱核准圖」），申請地點坐落於「農業」地帶。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- (一) 申請地點曾獲批用作相同用途，而該申請旨在滿足營運需求，且無重大改變；
- (二) 申請用途可更有效利用未曾作農業用途的棕地；
- (三) 申請用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
- (四) 申請用途為臨時用途。申請用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (五) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (六) 考慮到附近已有類似該申請的規劃申請獲批准，申請用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年申請用途。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The application site has an area of about 1,916m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1**. **Figure 2** indicates the relevant private lots in which the application site involves.
- 1.1.2 The application site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the applied use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Sunwacork Insulation Materials Supplies Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The Applicant submitted a planning application (No. A/NE-TKL/780) for the same use for “proposed temporary warehouse for storage of construction materials for a period of 3 years”, and the application was approved by the Board on 28.3.2025.
- 1.2.2 The approved scheme under planning application No. A/NE-TKL/780 specifies a warehouse of 750m² and a maximum height of 5m. However, further consideration of operational needs reveals that both the floor area and building height are insufficient for operational requirements, particularly for storing construction materials, which necessitate a greater height limit and additional floor space for storage. The applicant intends to propose a warehouse of about 1,035m² that shares a similar footprint with the previous warehouse (about 1,070m²) to ensure smooth operations. The proposed maximum building height of 10m is deemed typical and not intrusive when compared to approved developments in the adjoining areas (range

from 8 to 10m), aligning with standard operational practices for warehouses. Additional ancillary facilities including pump room and water tank are proposed to meet the fire safety requirement.

- 1.2.3 In light of these considerations, the Applicant submits a fresh application to provide a warehouse with adequate building height and floor space and supporting ancillary facilities. Notably, there are no substantial changes in planning circumstances, and the current application seeks the same use as previously approved.

1.3 Objectives

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

- (a) *To fully utilise the land resources falling within “AGR” zone for temporary uses without hindering the long-term planning intention of “AGR” zone; and*
- (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is entirely vacant without any structures, fenced off and hard paved. The application site is accessible via a local track leading from Ping Che Road (Figure 1 refers).

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are of rural character mainly comprising temporary structures, warehouses, open storage, and farmland.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned "AGR" on the Current OZP (Figure 3 refers). According to the Notes of the Current OZP, "AGR" zone is intended primarily to 'retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose'. It is also intended to "retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes".

3.1.2 As stipulated in the Notes of the Current OZP, "...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...". In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to a previous application (No. A/NE-TKL/780) for the same use which was approved by the Board on 28.3.2025.

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/780	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (28.03.2025)

3.3 Similar Applications

3.3.1 There are similar applications in the vicinity of the application site within "AGR" Zone

in the past five years. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (18.9.2023)
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (15.5.2023)
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	"AGR"	Approved with condition(s) on a temporary basis (11.9.2023)
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	"AGR"	Approved with condition(s) on a temporary basis (21.6.2024)
A/NE-TKL/762	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (2.8.2024)
A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (10.1.2025)
A/NE-TKL/779	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (22.11.2024)
A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (14.3.2025)

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

3.4.1 The application site entirely falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

- 3.4.2 According to the TPB PG-No.13G, "Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas 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). In that connection, 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. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years".

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

4.1.1 The application site has a total area of about 1,916m² and is accessible via 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 1** refers).

4.1.2 As presented in **Figure 4**, the development proposal includes five single-storey temporary structures (with maximum height of 10m), providing a total gross floor area of about 1,105m² for warehouse, ancillary office, toilet, pump room and water tank. Within the application site, there is provision of one parking space for private cars, and 1 L/UL bays for medium goods vehicles (MGVs) and the remaining uncovered area within the application site would be served as circulation/manoeuvring space. The key development parameters for the applied use are detailed in **Table 3** and **Table 4**.

4.1.3 The application site is intended for storage of construction materials within proposed warehouse. The construction materials stored would be non-polluted and non-dangerous in nature and will remain stationary at all times. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the applied 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. A fenced wall is erected along the application site boundary to minimize any nuisance to the surrounding areas. Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 3: Key Development Parameters

Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities 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	1,916m ²
Covered Area	About 1,105m ² (About 57.6%)
Uncovered Area	About 811m ² (About 42.4%)
Temporary Structure	
No(s).	5
No. of Storey	1
Maximum Height	10m
Total Floor Area	About 1,105m ²
Ingress/Egress	5m-Wide
No. of Parking Spaces	
Private Car (5m(L) x 2.5m(W))	1
No. of Loading/Unloading (L/UL) Bays	
MGVs (11m(L) x 3.5m(W))	1

Table 4: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
1	Warehouse	1,035m ²	1	10m
2	Ancillary Office	15m ²	1	4m
3	Toilet	10m ²	1	4m
4	Pump Room	15m ²	1	4m
5	Water Tank	30m ²	1	4m
	Total	1,105m ²		

Table 5: Comparison of Development Parameters with the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/NE-TKL/780)	Current Application	Difference
Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years	N.A
Site Area	About 1,892m ²	About 1,915m ²	+ 23m ²
Total Floor Area	About 750m ²	About 1,105m ²	+ 355m ²
No. of Structures	3	5	+2
No. of Parking Spaces	1	1	No Change
No. of Loading and Unloading	1	1	No Change
Operation Hours	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	No Change

4.1.4 As presented in **Table 5**, since the current application intends to meet operational needs, there will be no change to the overall operation, and the changes in development parameters are considered insignificant.

4.2 Traffic Considerations

4.2.1 The application site can be accessed via local access leading to Ping Che Road, featuring an ingress/egress point (in about 5m). Within the application site, one parking space for private cars, and 1 /UL bay for MGVs are provided. MGV will be utilized for the transportation of construction materials and machinery to and from

the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local access roads. Since the application site will be designated solely for warehouse for storage of construction materials purposes, advanced arrangement could be made and only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in Table 6 below.

4.2.2 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; and
- Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

Table 4: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	1	3
Trips at PM peak per hour (17:00 – 17:30)	0	1	1	1	3

4.3 Landscape and Visual Consideration

4.3.1 The application site is entirely hard-paved and there is no existing tree within the application site. It has not supported any agricultural activities, as a warehouse-like structure has occupied the site since 1992, giving it very low agricultural value at present. Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. The application site has been fenced off to prevent direct visual contact from outside, hence, it is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

4.4.1 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and

operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 The application site is hard-paved, given that there will be no significant alteration to the site conditions, the applied use is not expected to cause any adverse drainage impacts. 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. Should the current application be approved, the applicant is prepared to submit a drainage proposal, including an investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

5. PLANNING JUSTIFICATIONS

5.1 Subject to a Previous Planning Approval for the Same Use and to Meet Operation Needs without Substantial Change

- 5.1.1 The application site is subject to a previous planning approval under planning application no. A/NE-TKL/780 for the same use. The approved scheme specifies a warehouse of 750m² and a maximum height of 5m. However, further considering operational needs, both the floor area and building height are considered insufficient for operational requirements, particularly for storing construction materials, which necessitate a greater height limit and additional floor space for storage.
- 5.1.2 The proposed warehouse features a footprint of approximately 1,035m², which shares a similar footprint with the previous warehouse (about 1,070m²) to ensure smooth operations. The proposed maximum building height of 10m is deemed typical and not intrusive when compared to approved developments in the adjoining areas (range from 8 to 10m), aligning with standard operational practices for warehouses. Additional ancillary facilities including pump room and water tank are proposed to meet the fire safety requirement.
- 5.1.3 In light of these considerations, the Applicant submits the current application to provide a warehouse with adequate building height and floor space and supporting ancillary facilities. Notably, there are no substantial changes in planning circumstances and development parameters, and the current application seeks the same use as previously approved.

5.2 Allow Better Utilization of Land

- 5.2.1 The application site has been hard-paved and has not supported any agricultural activities, as it has been occupied by warehouse-like structure since 1992. The storage use has co-existed with the surrounding neighbourhood, receiving no complaints for over 30 years. Approving the current application would enable more effective use of brownfield land without causing any negative impact on adjacent areas.

5.3 Compatible with Land Uses of the Surrounding Areas

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

5.4 Not Jeopardizing the Planning Intention of “AGR” Zone

5.4.1 Considering the application site has been hard-paved and has not supported and agricultural activities, and the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for agricultural activities again. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.

5.4.2 The temporary nature of the applied use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the applied use under the current application is only being applied for a period of 3 years.

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

5.5.1 The applied use will make use of MGVs and private cars to travel to and/or from the application site via access route. The applied use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the applied use is minimal. Specific requirements have been considered in the design and layout of the application site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application. Therefore, it is anticipated that the applied use will not result in any adverse traffic impacts on the areas near the application site.

5.5.2 The application site is entirely hard-paved and does not contain any existing trees. It has not supported any agricultural activities, as a warehouse-like structure has occupied the site since 1992, giving it very low agricultural value at present. The application site has been fenced off to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storages and warehouses. As a result, the applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

5.5.3 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.

5.5.4 Since the application site has been paved and there will be no significant alteration to the site conditions, it is anticipated that no significant drainage impacts will arise from

the applied use. An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. Should the current application be approved, the applicant is prepared to submit a drainage proposal, including an investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

5.6 Not Setting an Undesirable Precedent

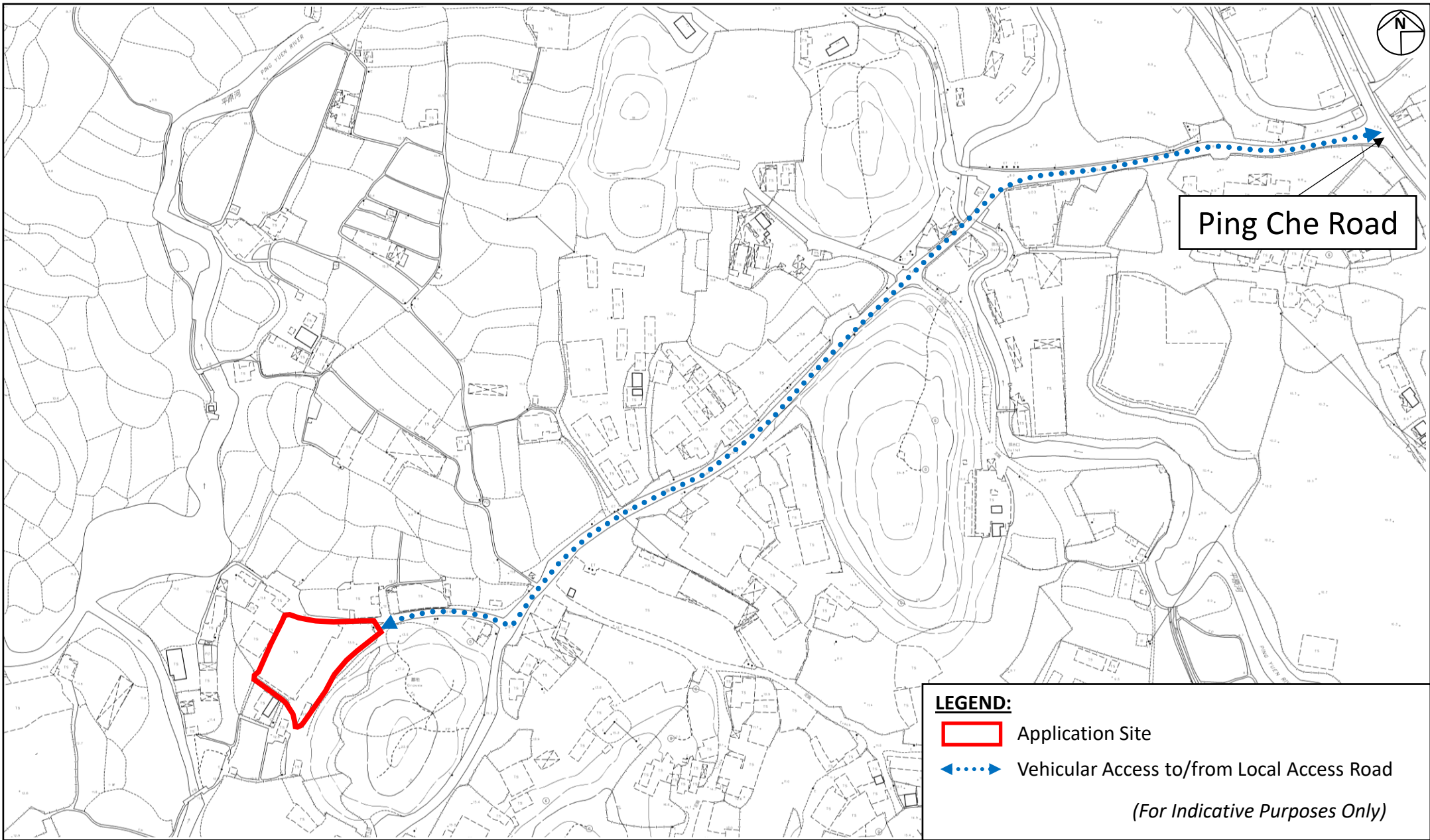
- 5.6.1 Considering the application site is subject to planning approval for the same use, and there are similar applications being approved by the Board on the same OZP, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the applied use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the applied use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) the application site is subject to a previous planning approval for the same use and the current application intends to meet operation needs without substantial change;*
 - (b) the applied use allows better utilization of brownfield that has not supported agricultural activities;*
 - (c) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
 - (f) the applied use will not set an undesirable precedent as there is a previous planning approval and similar applications are identified in the close vicinity of the application site.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000154060_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan

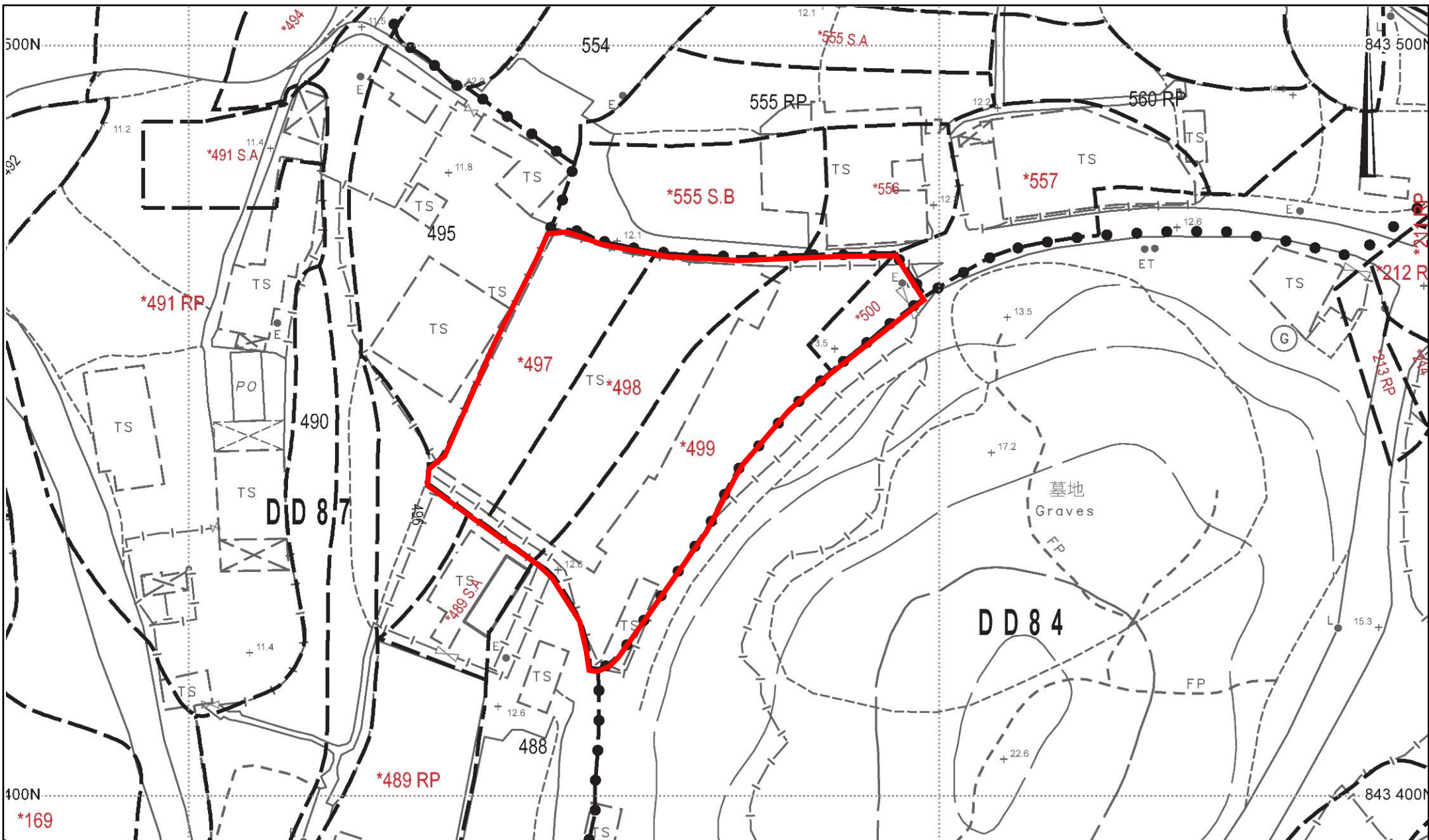


Project:
 Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

Title:
 Location Plan

Figure:
 1
Scale:
 Not to Scale
Date:
 Feb 2026





Project:
 Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

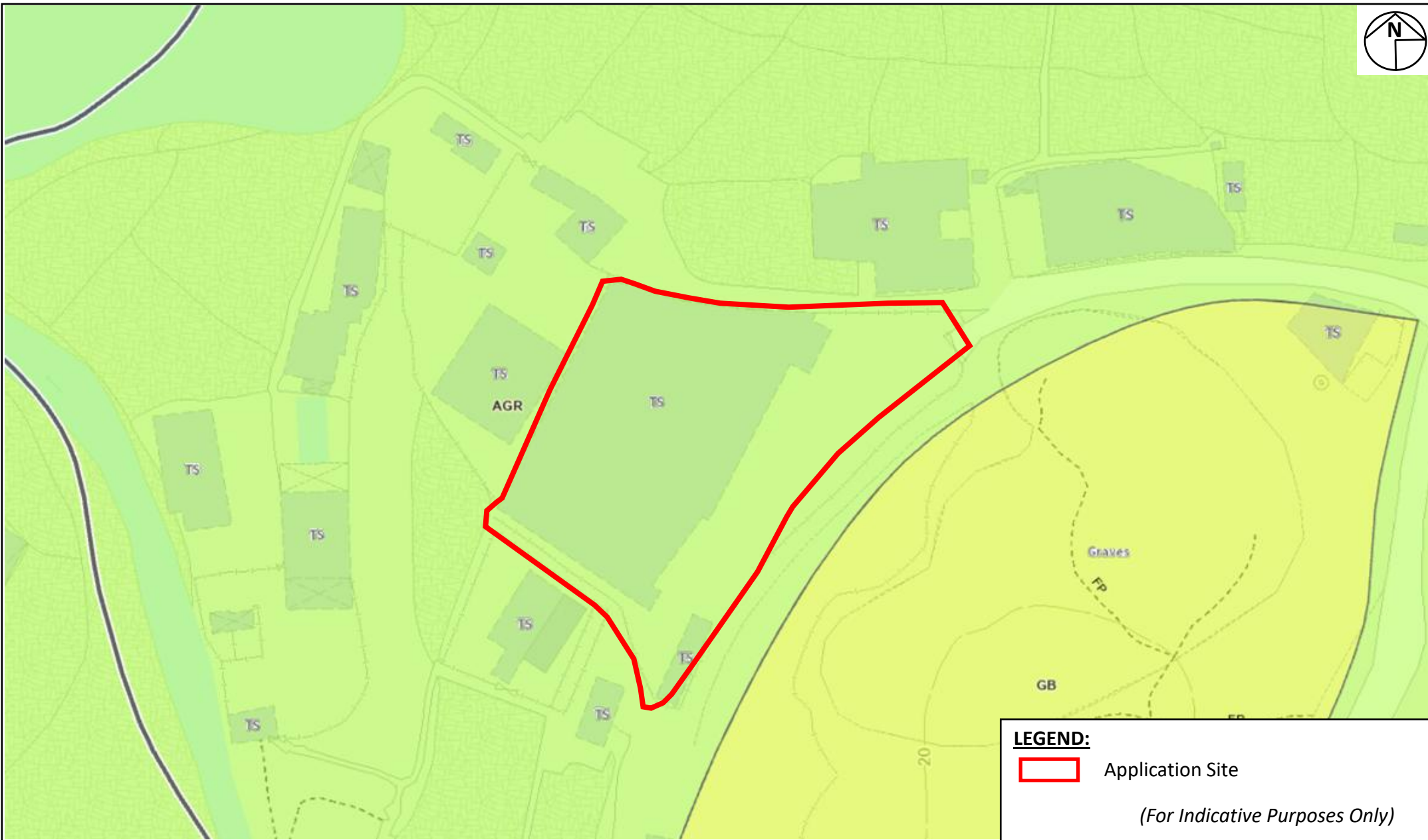
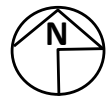
Title:
 Extract of Lot Index Plan
 (No. ags_S00000154060_0001)


Figure:
 2
Scale:
 Not to Scale

Date:
 Feb 2026

Ref.: ADCL/PLG-10337-R001/F001





LEGEND:
 Application Site
(For Indicative Purposes Only)

Project:
Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

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

Figure:
3
Scale:
Not to Scale

Date:
Feb 2026

Ref.: ADCL/PLG-10286-R001/F003



DEVELOPMENT PARAMETERS

APPLICATION SITE : 1,916 m²(ABOUT)
 COVERED AREA : 1,105 m² (ABOUT)
 UNCOVERED AREA : 811 m² (ABOUT)
 GROSS FLOOR AREA : 1,105 m² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 1 NO. (5 M(L) X 2.5 M(W))
 L/UL SPACE (MGV) : 1 NO. (11 M(L) X 3.5 M(W))

STRUCTURE

1
2
3
4
5

USE

WAREHOUSE FOR STORAGE
 ANCILLARY OFFICE
 TOILET
 PUMP ROOM
 WATER TANK






GFA (ABOUT)

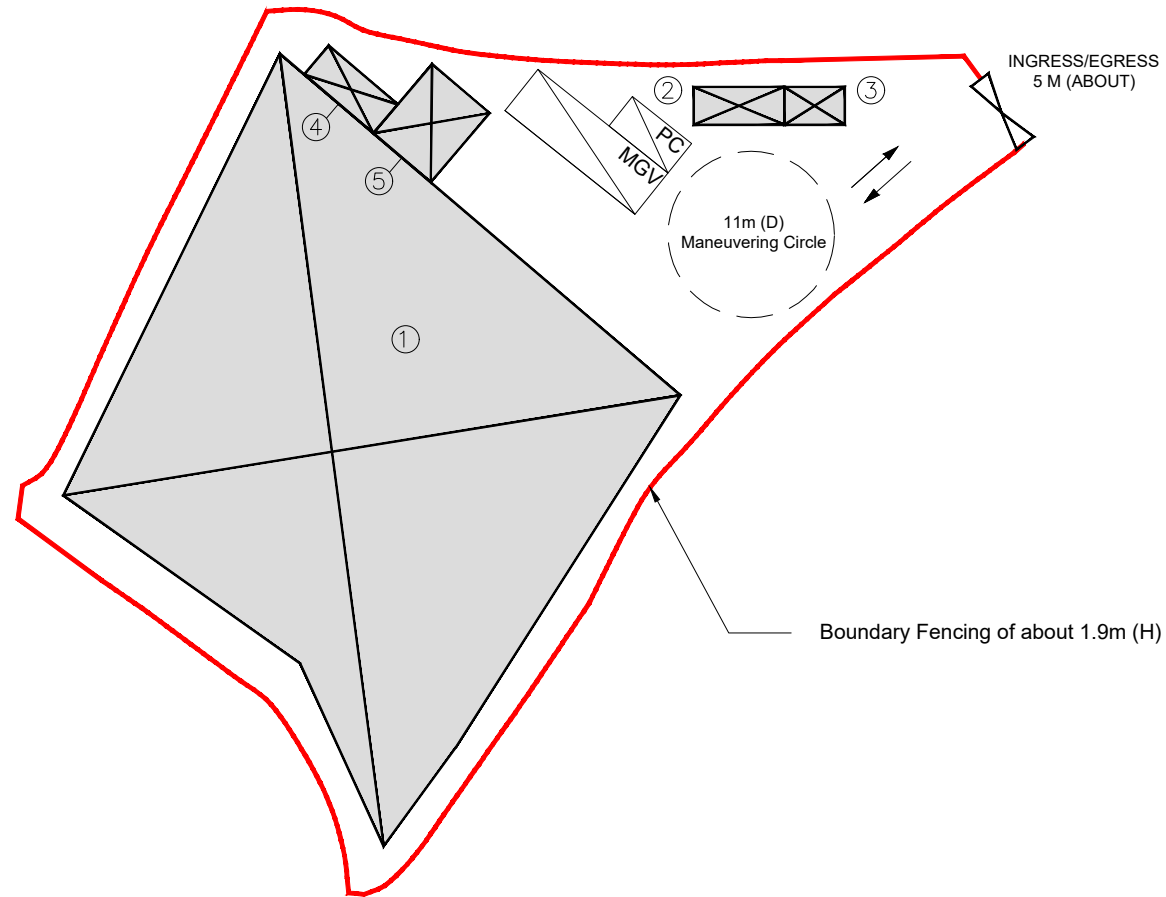
1,035 m²
 15 m²
 10 m²
 15 m²
 30 m²

BUILDING HEIGHT

10m (NOT MORE THAN) (1-STOREY)
 4m (NOT MORE THAN) (1-STOREY)
 4m (NOT MORE THAN) (1-STOREY)
 4m (NOT MORE THAN) (1-STOREY)
 4m (NOT MORE THAN) (1-STOREY)

LEGEND

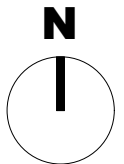
-  APPLICATION SITE BOUNDARY
-  PROPOSED STRUCTURE
-  L/UL SPACE (MGV)
-  PARKING SPACE (PC)
-  INGRESS/EGRESS



INDICATIVE LAYOUT PLAN

SCALE 1:1000

Figure 4



Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Isa Yuen <[REDACTED]>
寄件日期: 2026年04月10日星期五 13:41
收件者: tpbpd/PLAND
副本: Adrian Tsz Hin TAM/PLAND; Thomas Luk
主旨: Re: [PLG10337] Planning Application No. A/NE-TKL/835 - Further Information
附件: ADCL_PLG_10337_L003.pdf

類別: Internet Email

Dear Sir/Madam,

We would like to supersede the submission in our preceding email (dated 8.4.2026) with the enclosed self-explanatory letter.

Should you have any queries, please feel free to contact us.

Best regards,

Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited

Estate Agent's License (Company): C-045740

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毅勤發展顧問有限公司

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

Date : 10th April, 2026
Our Ref. : ADCL/PLG-10337/L003

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/835)**

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

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

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

A handwritten signature in black ink, appearing to read "Thomas LUK", written over a horizontal line.

Thomas LUK

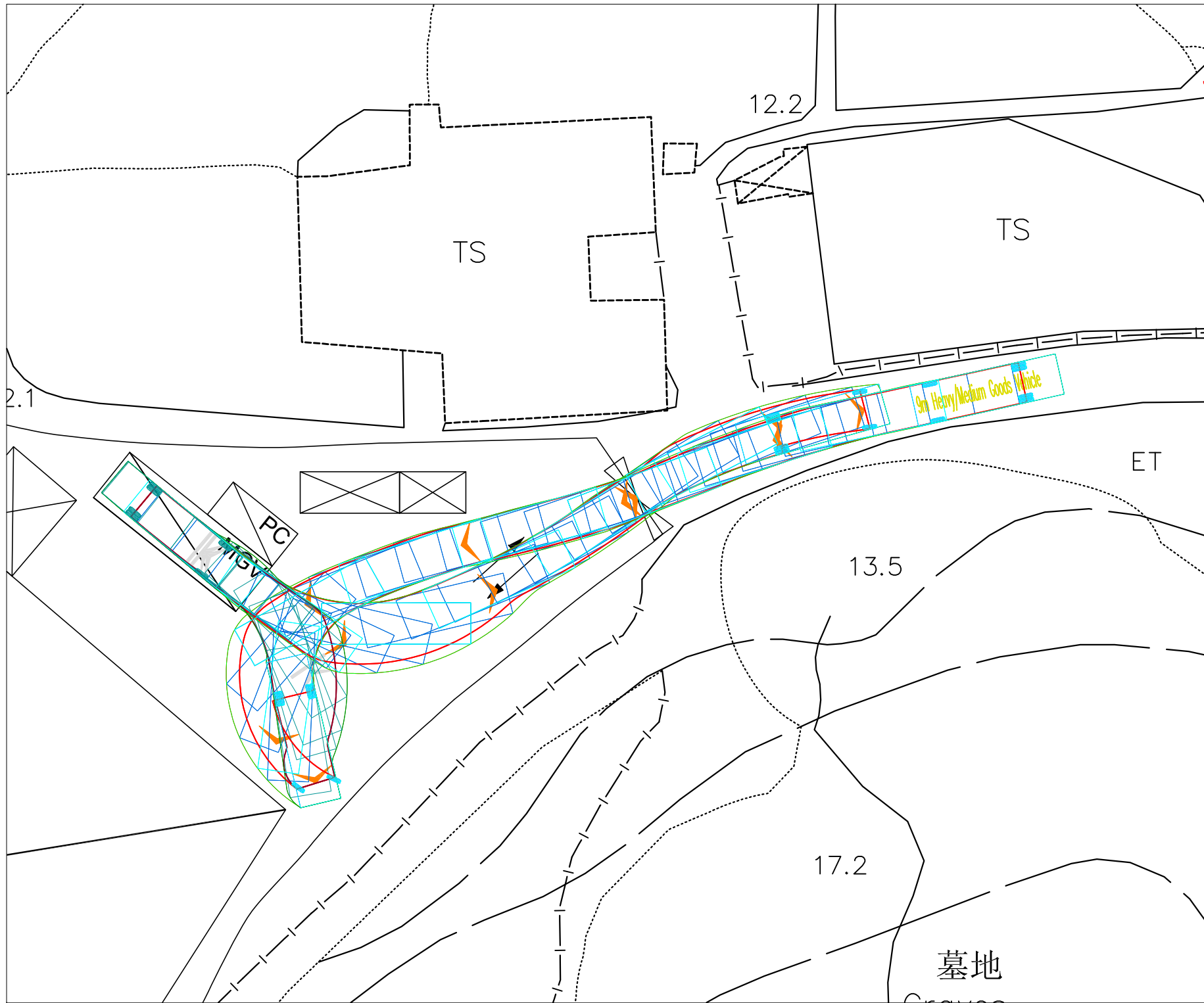
Encl.
c.c. Client

Address 地址 :



Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department	8.4.2026	i. the applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and leaving the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please see Figure SP1 & SP2 of the swept path analysis, demonstrating there is sufficient maneuvering space for vehicles entering and leaving the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces.
		ii. the applicant should supplement further information such as swept path analysis to demonstrate the proposed 11m maneuvering circle is sufficient for medium goods vehicles entering and leaving the subject site and into/out of the loading/unloading spaces; and	Ditto.
		iii. the proposed vehicular access road between Ping Che Road and the subject site is not managed by TD. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to from the proposed vehicular access road.	Noted.



Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years

Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

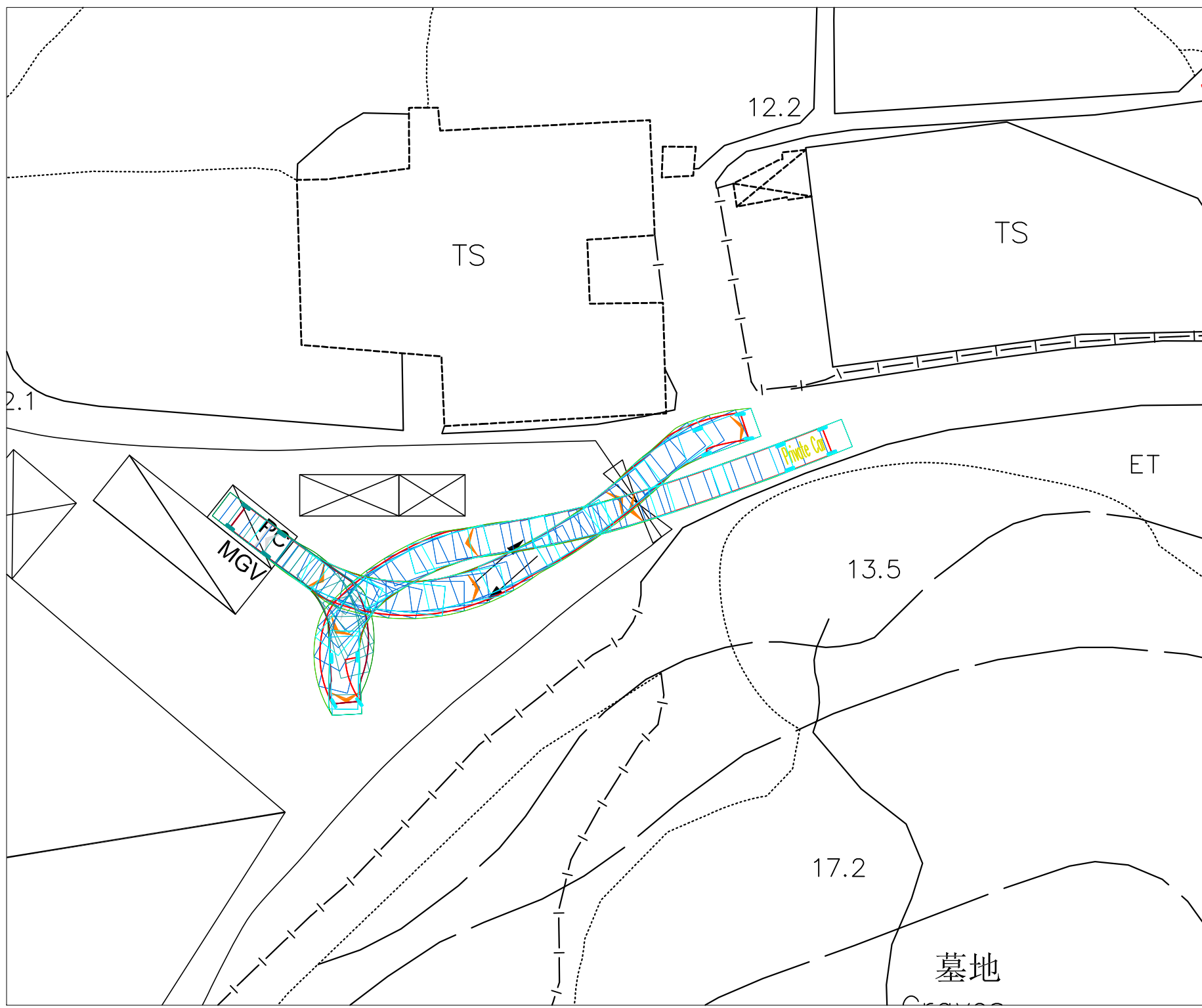
Figure SP1

Swept Path Analysis for 9m Medium Goods Vehicle

Scale: 1:300

Drawing Date: Apr 2026





Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years

Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

Figure SP2

Swept Path Analysis for 5m Private Car

Scale: 1:300

Drawing Date: Apr 2026



Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Isa Yuen <[REDACTED]>
寄件日期: 2026年04月13日星期一 10:26
收件者: Adrian Tsz Hin TAM/PLAND
副本: Thomas Luk
主旨: [PLG10337] Planning Application No. A/NE-TKL/835 - Further Information
附件: ADCL_PLG_10337_L004.pdf

類別: Internet Email

Dear Adrian,

Enclose a self-explanatory letter for your considerations please.

Thank you for facilitating the planning application and should you have any queries, please feel free to contact us.

Best regards,

Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited

Estate Agent's License (Company): C-045740

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毅勤發展顧問有限公司

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

Date : 13th April, 2026
Our Ref. : ADCL/PLG-10337/L004

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years at Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/835)**

We would like to clarify that the Applicant has submitted the current application with a view to providing a warehouse with adequate building height and floor space, together with supporting ancillary facilities to meet operational needs. Accordingly, the previous planning permission under application No. A/NE-TKL/780 was revoked due to non-compliance with approval conditions by the specified date. The Applicant is committed to complying with the relevant approval conditions once the current application is approved.

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

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

A handwritten signature in black ink, appearing to be "T. LUK", written over a horizontal line.

Thomas LUK

Encl.
c.c. Client

Address 地址 :



Previous S.16 Applications

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/780	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.3.2025 (Revoked on 28.3.2026)

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/DPA/NE-TKL/2	Insulation Materials Processing Factory	31.1.1992 (On review)	R1 – R5
2.	A/DPA/NE-TKL/28	Warehouse for the Storage of Cork	11.12.1992 (On review)	R4, R6, R7

Rejection Reasons

- R1 The proposed factory was incompatible with the planning intention for the area which was primarily to restrict development to agricultural and recreational uses.
- R2 The proposed factory could be accommodated in conventional flatted factories.
- R3 The proposed site coverage of 46.9% was considered excessive in the rural areas.
- R4 The existing track to the site was too narrow to cope with the traffic generated.
- R5 No drainage system was proposed in the application.
- R6 The proposed development was not compatible with the planning intention for the area which was primarily to restrict development to agricultural and recreational uses.
- R7 The proposed site coverage of 36.5% as stated in the original submission was considered excessive in rural areas. No details of design, layout and disposition of the warehouses were given to illustrate how the proposed reduction of site coverage to 25% could be achieved.

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

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/695*	Proposed 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%	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 (Revoked on 21.3.2026)
5.	A/NE-TKL/762*	Proposed Temporary Warehouse and Open Storage of Construction Materials 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%	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/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	14.3.2025
9.	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
10.	A/NE-TKL/812	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	23.1.2026

11.	A/NE-TKL/831	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	27.2.2026
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Remarks

* : Applications No. A/NE-TKL/695 and A/NE-TKL/762 involve the same site.

% : Applications No. A/NE-TKL/721 and A/NE-TKL/779 involve the same site.

Government Departments' General Comments

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 V**.

2. Traffic

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

- no comment on the application;
- in consideration of road safety and road management, should the application be approved, approval conditions on the submission, implementation and maintenance of traffic management measures should be imposed; and
- her advisory comments are at **Appendix V**.

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 connecting the application site (the Site) to Ping Che Road is not under the maintenance of HyD; and
- his advisory comments are at **Appendix V**.

3. Drainage

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

- no objection to the application from 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 the proposed use 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 V**.

4. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix V**.

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 V**.

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 landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of rural inland plain and miscellaneous rural fringe landscape character comprising warehouses, temporary structures, farmlands, graves, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;
- with reference to the site photos taken on 13.3.2026, the Site is fenced-off, mostly paved and some scattered shrubs/vegetation are found. According to the Application Form, tree felling is not involved. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

7. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site;
- it is noted that five structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA 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 BO; and
- his advisory comments are at **Appendix V**.

8. Other Departments

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

- (a) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (b) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) 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;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Besides, according to the vehicular access plan of the planning statement, the vehicular access is required to pass through Government land (GL) and other private lots (PL). While no right of access via GL is granted to the Site, the applicant shall make their own arrangement to pass through PL;
 - (ii) Lots 497, 498 and 499 in D.D. 87 are covered by Short Term Waiver (STW) No. 1706 for the purpose of warehouse (excluding dangerous goods godown) and ancillary facilities. The proposed covered area exceeds the built-over area permitted under the said STW; and
 - (iii) the lot owner(s) will need to apply to his office for the modification of STW No. 1706 conditions where appropriate and the lot owner(s) of Lot 500 in D.D. 87 shall apply to his office for a STW to permit any structure(s) to be erected thereon. The application(s) for modification of STW No. 1706 and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The aforesaid applications, if approved, will be in whole lot basis and 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access road between Ping Che Road and the Site 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and traffic impact should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Ping Che Road;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the 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 on 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 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. The applicant 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 they 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 the system should be rectified if it is found to be inadequate or ineffective during operation at the applicant's 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 the completed drainage works;
 - the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’, and (ii) meet the requirements of 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’ for the proposed septic tank and soakaway pit system with certification by Authorised Person (AP) or to employ licensed waste collector to properly dispose of the sewage regularly to avoid causing nuisance to the nearby environment and water bodies;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed use, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as PL) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the PL to WSD’s standards;
- (i) 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;
- (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 and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that five structures 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 AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- if any existing structure is erected on leased land without the approval of 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 and are subject to the control of Part VII of B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. The applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- the 10m high warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(l) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月05日星期日 2:30
收件者: tpbpd/PLAND
主旨: A/NE-TKL/835 DD 87 Ping Che
類別: Internet Email

A/NE-TKL/835

Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling

Site area: About 1,916sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 2 Vehicle Parking

Dear TPB Members,

The Board ignored its own guidelines re Cat 3 and approved 780 but conditions not fulfilled.

Now the applicant has the balls to justify a further approval because now there is a history of previous approval.

The the system has been entirely corrupted is blatantly obvious!

No concrete proposals with regard to conditions, just some vague references.

There is no justification to compound the errors in judgement already made. The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 2 November 2024 3:00 AM HKT
Subject: A/NE-TKL/780 DD 87 Ping Che

A/NE-TKL/780

Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling

Site area: About 1,892sq.m

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. The site is hard paved indicating that it has been used for brownfield operations without the necessary approval. Was an enforcement action undertaken?

According to the Applicant "*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*"

However the site is located adjacent to an extensive GB and many graves so this statement is certainly not validated.

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

If the TPB guidelines have any legitimacy, debateable, then the application should be rejected as incompatible.

Mary Mulvihill