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Dear Madam,

The revised section 3.1,3.4,3.5 of Planning Statement is attached.

Thanks

Carter Tsang

PLANNING STATEMENT / 規劃陳述書

S.16 Application under the Town Planning Ordinance (Cap.131) / 根據《城市規劃條例》(第 131 章)第 16 條提出的申請

Proposed Temporary Open Storage of Metal Scaffolding with Ancillary Office for a period of three years / 擬議為期三年的露天存放金屬棚架連附屬辦公室

At Lots.751 S.B RP in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories / 位於新界打鼓嶺坪峯路 D.D.82, Lot 751 S.B RP

Applicants / 申請人: YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED (英盛 (合和) 工程有限公司)

Application Type / 申請類別: Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas / 位於鄉郊地區為期不超過三年的臨時用途 / 發展

Proposed Permission Period / 申請有效期: 3 years / 三年

Date / 日期: February 2026 / 2026 年 2 月

1. Introduction / 引言

1.1 This Planning Statement is submitted in support of a planning application under Section 16 of the Town Planning Ordinance (Cap.131) for proposed open storage area with ancillary office within the Application Site for a period of three (3) years.

1.1 本規劃陳述書旨在支持根據《城市規劃條例》(第 131 章)第 16 條提出之規劃申請，申請在申請地點內擬議為期三年之露天存放區連附屬辦公室。

1.2 The purpose of this application is to legally, compliantly and safely operate a proposed open storage area with ancillary office at the application site. While awaiting the discovery of a permanent strategic location.

1.2 本次申請是為了合法，合規和安全地在申請地點營運露天存放區連附屬辦公室。以待找到永久性策略地點

1.3 This project will identify the various potential environmental impacts of emission reduction measures.

1.3 本項目將提出多項措施減低對附近環境的各種潛在影響

2. Background and Planning History / 背景及規劃歷史

2.1 In response to the Hong Kong SAR Government's strong advocacy and acceleration of the Northern Metropolis development, a large number of residential projects, innovation and technology parks, logistics hubs, and infrastructure works are being progressively rolled out. It is anticipated that construction volume will continue to surge significantly in the coming years.

At the same time, the Development Bureau and the Construction Industry Council are actively promoting the policy transition to replace traditional bamboo scaffolding with metal scaffolding, in order to enhance site safety and fire resistance performance. As a result, the demand for standardized metal scaffolding in the relevant construction sectors (particularly among scaffolding subcontractors and material suppliers) has risen sharply, and existing storage and management spaces have become evidently insufficient.

To proactively position for supply chain advantages in the market, the applicant proposes a three-year open storage of metal scaffolding together with an ancillary small office at the subject site. This arrangement is purely transitional in nature, aimed at temporarily accommodating the current materials of the land occupier at the application site. The land occupier undertakes to actively identify and relocate to a permanent strategic location (for example, suitable industrial/warehouse land in or around the Northern Metropolis) within the three-year period, and will strictly comply with all environmental, fire safety, occupational safety, and land use requirements. This includes the erection of hoardings, dust suppression watering, regular site cleaning, noise control, and other mitigation measures to minimize impacts on the surrounding environment and community.

2.1 因應香港特區政府大力提倡及加速發展北部都會區，大量住宅、創科園區、物流樞紐及基建項目正陸續展開，預計未來數年建築工程量將持續大幅增長。同時，發展局及建造業議會正積極推動金屬棚架取代傳統竹棚架的政策轉型（，以提升工地安全及阻燃性能。相關建築行業（特別是棚架分判及物料供應商）對標準化金屬棚架的需求因此持續急升，現有存放及管理空間已明顯不

足。為提早佈局市場供應鏈優勢，申請人擬議在該地塊進行為期三年的露天存放金屬棚架連附屬小型辦公室。此安排純屬過渡性質，旨在將土地占用人的現有物料臨時安置至申請地點。土地占用人承諾在三年內積極尋找及遷往永久性策略地點（例如北部都會區周邊合適的工業／倉儲用地），並將嚴格遵守所有環境、消防、安全及土地使用規定，包括設置圍板、防塵灑水、定期清理及噪音控制等緩解措施，以減低對周邊環境及社區的影響。

2.3 The present application is made to enable the lawful, compliant, and safe operation of an open storage area with ancillary office at the subject site. This is for the temporary storage of metal scaffolding materials and to provide services to Hong Kong's construction industry, pending the identification of a permanent strategic location, in alignment with the Government's Northern Metropolis development plan.

2.3 本次申請是為了合法，合規和安全地在申請地點營運露天存放區連附屬辦公室。臨時存放金屬棚架物料並服務本港建築工程行業，以待找到永久性策略地點，配合政府北部發展區的計劃。

3. Application Site and Surroundings / 申請地點及周邊環境

3.1 The Site falls within the “Recreation” (“REC”) zone on the APPROVED MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/7. The planning intention of the “REC” zone is primarily to provide for low-density recreational developments for the use of the general public, and to encourage the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.

3.1 申請地點位於核准文錦渡分區計劃大綱核准圖（OZP）S/NE-MKT /7 的「康樂」（“REC”）地帶內。該地帶主要規劃意向為提供低密度康樂發展供公眾使用，並鼓勵主動及 / 或被動式康樂及旅遊 / 生態旅遊發展；支援低密度康樂發展的用途，可在獲得規劃許可後予以考慮。

3.2 According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within the “REC” zone requires planning permission from the Town Planning Board (TPB). The current application is therefore submitted for the TPB’s consideration.

3.2 根據大綱圖的總註釋，在「康樂」地帶內進行為期不超過三年的臨時用途或發展，須向城市規劃委員會（TPB）申請規劃許可，故本申請遞交予城規會審議。

3.3 Location: The Site is located along Ping Che Road, Ta Kwu Ling, North District, New Territories. At Lots.751 S.B RP in D.D. 82 (subject to Lands Department’s administration and arrangements).

3.3 地點：申請地點位於新界北區打鼓嶺坪峯路第 82 約地段第 751 號 B 分段餘段

3.4 The Site comprises (inter alia) the following lots (to be confirmed by the latest land search and the submitted Site Plan): Lot 751S.B RP in D.D. 82.

3.4 地段：申請地點包括（但不限於）以下地段（最終以最新土地查冊及提交之地盤界線圖為準）：751S.B RP in D.D. 82

3.5 Site area: According to the latest master layout, the total Site area is about 4682 m² (including a portion of adjoining Government Land). The total proposed gross floor area (GFA) of Open Storage is about 2594m². The total proposed gross floor area (GFA) of covered structures is about 75² (indicative and subject to final confirmation on layout plan).

3.5 地盤面積：按最新總體佈局，地盤總面積約 4682 平方米。擬議露天存放區總面積為 2594 m²。擬議有蓋構築物總樓面面積（GFA）約 75 平方米（僅供參考，最終以布局圖為準）。

3.6 Surroundings: The surrounding area is generally of rural character, comprising local tracks, tree clusters, scattered temporary structures and vacant/formed land. The Site is accessible from Ping Che Road via existing/proposed vehicular access points, to be finalized in the submitted layout plans and swept path analysis.

3.6 周邊環境：周邊以鄉郊景觀為主，包括村路/支路、樹叢、零散臨時構築物及已平整/空置土地。地盤將透過現有/擬議車輛出入口連接坪峯路，並會於提交之布局圖及掃掠路徑分析中確認。

4.Development Proposal / 擬議發展

4.1 Open storage area with ancillary office. The open storage area is intended for the storage of metal scaffolding materials, while the ancillary office is for recording vehicle entry/exit and providing rest facilities for staff. No dismantling, repair, cleaning, painting, or other processes that may cause pollution will be involved (unless otherwise approved by the Town Planning Board).

4.1 擬議用途：露天存放區連附屬辦公室，露天存放區用作存放金屬棚架物料，附屬辦公室用作記錄車輛出入和休息用途。不涉及拆解、維修、清洗、噴漆等可能造成污染之工序（除非另行獲城規會批准）

4.2 Proposed Development: An open storage area with a total area of approximately 2594 square metres will be established. The ancillary office building will have a height not exceeding 3 metres.

4.2 擬議設置露天存放區，總面積約 2594 平方米，附屬辦公室建築物高度不超過 3m。

4.3 The Applicant proposes to set up a buffer zone with an area of approximately 270 m² on the western side within the site. No materials or stockpiles will be stored, and no vehicles will be parked in the buffer zone. This measure aims to minimise the adverse impacts of the site's works/activities on neighbouring sites/premises.

4.3 申請人在場地內的西面設置一個面積約為 270m² 的緩衝區，緩衝區內不會存放任何物料或停放車輛。希望減低場地內工作對鄰近地點的影響。

4.4 No filling of land/pond and no excavation works are proposed or relied upon as part of the current application.

4.4 本次申請不涉及及不依賴任何填土 / 填塘或挖掘工程。

4.5 Parking and loading/unloading: two medium -goods vehicle parking space will be provided within the Site and set up two vehicle turning areas to provide flexibility for vehicles entering and exiting the site, subject to final confirmation of locations and swept path analysis.

4.5 泊車及上落貨：地盤內提供兩個中型貨車上落貨停車位和設置兩個車輛調頭區，為車輛進出場地提供靈活性。最終位置及車輛掃掠路徑將於圖則中確認。

4.6 Vehicular access and management: In principle, one vehicular ingress/egress points are to be provided to the Site respectively, so as to avoid truck queuing on Ping Che Road. The final number/locations of accesses will be confirmed in the layout plan and subject to relevant departments' agreement.

4.6 車輛出入口及管理：原則上將提供 / 使用 1 個車輛出入口，服務地盤倉庫的上落貨安排，以避免貨車於坪峯路排隊。出入口最終數目及位置將於布局圖中確認，並須按相關部門意見。

4.7 Operating hours: The proposed operation hours are 9:00 a.m. to 5:00 p.m. from Mondays to Fridays. No operation will be held on Saturdays, Sundays and public holidays.

4.7 營運時間：擬議營運時間為星期一至星期五上午九時至下午五時；星期六、星期日及公眾假期不營運。

5.Planning Justifications / 規劃理據

5.1 While temporary warehouses and open storage uses are not in line with the primary planning intention of the “REC” zone, the proposal is put forward on a temporary basis to address genuine operational needs.

5.1 雖然臨時倉庫及露天存放用途並非「康樂」地帶的主要規劃意向，但本申請屬臨時性質，旨在暫時處理實際營運需要。

5.2 Land use compatibility: The surrounding area is of rural character with scattered temporary structures and vacant/formed land. The proposed storage/logistics use is not entirely incompatible with the existing context, provided that appropriate traffic, drainage, environmental and landscape mitigation measures are implemented.

5.2 土地用途相容性：周邊以鄉郊景觀為主，分佈零散臨時構築物及已平整/空置地。只要落實相應交通、排水、環境及景觀緩解措施，擬議存放/物流用途與周邊現況並非完全不相容。

5.3 Environment: The proposal is storage-based and will comply with the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and relevant ordinances. No noisy/polluting workshop processes will be undertaken. Good housekeeping and dust/noise suppression measures will be adopted.

5.3 環境：擬議用途以存放為主，將遵守《臨時用途及露天存放場地環境事項實務守則》及相關法例，不進行噪音/污染工序，並採取良好場地管理及抑塵降噪措施。

5.4 Drainage and utilities: A Drainage Impact Assessment and/or drainage proposal will be submitted and implemented to the satisfaction of DSD/TPB as required. Drainage facilities will be maintained throughout the approval period.

5.4 排水及公用設施：將按渠務署/城規會要求提交及落實排水影響評估/或排水

建議書，並於批核期內持續維護排水設施。

5.5 Landscape and visual: Landscape buffers and screening (e.g. perimeter planting and fencing/hoarding) will be provided/maintained to reduce visual impact. Tree protection and compensatory planting will be implemented as appropriate in the final landscape plan.

5.5 景觀及視覺：將提供/維持綠化緩衝及遮擋措施（如周邊植栽及圍欄/遮板）以減低視覺影響；並按最終綠化設計落實樹木保護及補償植樹。

5.6 Temporary nature and planning intention: The proposal is strictly temporary (3 years) and will not permanently frustrate the long-term planning intention of the “REC” zone. Upon expiry of the permission, the Applicant will either apply for renewal (if necessary) or reinstate the Site as required by the relevant authorities/lease conditions.

5.6 臨時性質及規劃意向：本申請屬嚴格臨時性質（3 年），不會永久妨礙「康樂」地帶的長遠規劃意向。許可期滿後，申請人將按需要申請續期或按相關部門/地契條款要求還原地盤。