

2026年 7月 1 4日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

14 JUL 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NG-7KL/846
	Date Received 收到日期	14 JUL 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Man's United Management Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 896 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 378 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 177 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling 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	Warehouse (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 22/06/2026 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".
根據土地註冊處截至 2026 年 6 月 22 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of 1 "current land owner(s)".
已取得 1 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)
1	Lot 174 RP in D.D. 84	30/06/2026

(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 and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	518 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	378 .....sq.m ☒ 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	0 .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	378 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	378 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 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 8:00a.m. to 7:00 p.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	☒ 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 to Ping Che Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
		No 否	☐																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 896 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 Not More than 1 m 米 ☒ About 約 Remarks: The entire application site is paved. No further filling of land is required upon approval of the current application. ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
	
	
	
	
	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the attached Planning Statement.

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

Name in Block Letters
姓名（請以正楷填寫）

Planning Consultant

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

3/7/2026

(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 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories 新界打鼓嶺坪輦丈量約份第 84 約地段第172號及174號餘段 (部分) 和毗鄰政府土地
Site area 地盤面積	896 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 177 sq. m 平方米 ☒ 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	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years 擬議臨時貨倉及露天存放五金及建築材料及相關的填土工程 (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.	☐ About 約 ☐ Not more than 不多於	N.A.	☐ About 約 ☐ Not more than 不多於
		Non-domestic 非住用	378	☒ About 約 ☐ Not more than 不多於	0.42	☒ About 約 ☐ 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 ☐ (Not more than 不多於)			
			N.A. Storeys(s) 層 ☐ (Not more than 不多於)			
		Non-domestic 非住用	6 m 米 ☒ (Not more than 不多於)			
			1 Storeys(s) 層 ☐ (Not more than 不多於)			
(iv)	Site coverage 上蓋面積	42 % ☒ 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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Lot Index Plan extract, Outline Zoning Plan extract,		
Location Plan of Existing Operations, Land Filling Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Section 16 Planning Application

Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years

Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Planning Statement

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Prepared by

Aikon Development Consultancy Limited

Tel : [REDACTED]
Fax : [REDACTED]
Email : [REDACTED]

June 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 and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use 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 12.3.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the current application is intended to facilitate the relocation of existing business operations affected by the Yuen Long South New Development Area Stage 2 Works. This relocation aims to ensure operational continuity;*
- (b) the application site is subject to a previous approval for similar use and there is no substantial change involved under the current application;*
- (c) the proposed use is considered not incompatible with the surrounding land uses;*
- (d) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighborhood; and*
- (e) the applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.*

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 proposed use for a temporary period of 3 years.

Address : [REDACTED]

地址 : [REDACTED]

Tel 電話 : [REDACTED] Email 電郵 : [REDACTED]

Fax 傳真 : [REDACTED] Web 網址 : www.aikon.hk

Aikon Development Consultancy Ltd.
毅勤發展顧問有限公司

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「是次申請」）作擬議臨時貨倉及露天存放五金及建築材料及相關的填土工程（為期三年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 84 約地段第 172 號及 174 號餘段（部分）和毗鄰政府土地（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。

根據坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14），申請地點屬於「農業」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

- (一) 是次申請是為了協助遷移受元朗南新發展區第二期發展影響的現有營運。此搬遷旨在確保營運的連續性；
- (二) 該申請地點先前已獲准作類似用途，且本次申請並未涉及任何實質變更；
- (三) 擬議用途不會被視為與周遭土地用途不相容；
- (四) 擬議用途屬臨時性質，批准是次申請並不會損害「農業」地帶的長期規劃意向或申請地點及其鄰近地區的任何已規劃基建發展；以及
- (五) 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響。

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擬議用途。

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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 and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** and **Figure 2** indicate the location of the application site.
- 1.1.2 The application site falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Man's United Management 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 current application serves to support a relocation of existing brownfield operation affected by the Yuen Long South New Development Area Stage 2 Works. The affected operation involves a warehouse and open storage of construction materials with ancillary facilities (hereinafter referred to as “the Existing Operations”). Immediate relocation is required to ensure operational continuity.
- 1.2.2 The location of the Existing Operations is presented in **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Warehouse and Open Storage of Metal and Construction Materials, Logistic Centre	Lot No. 1145 S.C in D.D. 121, Yuen Long	About 564m ²
Total:			About 564m ²

- 1.2.3 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location (including sites in Yuen Long and Ta Kwu Ling), evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.4 The application site in Ta Kwu Ling is adequately sized and currently vacant with existing structure readily available for relocation. The application site represents the optimal location for relocating the Existing Operations.
- 1.2.5 The application site involving an area of about 896m² for the relocation is considered reasonable and proportionate to the affected operation (about 564m²). The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirements.
- 1.2.6 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The Applicant has entered a Memorandum of Understanding with the existing operator. The Applicant and the existing operator have agreed that upon approval of the current application by the Board, the application site will be utilised by the existing operator for the proposed use during the planning approval period.

1.3 Objectives

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

- (a) *To re-provide a venue for warehouse and open storage of metal and construction materials on a temporary basis in serving district and territorial needs under the pressing land acquisition process for the Yuen Long South New Development Area Stage 2 Works;*
- (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

proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The Site is accessible via a local track leading to Ping Che Road. The application site is currently fenced off, hard-paved and utilized for warehouse of metal and construction materials under previous planning approval (No. A/NE-TKL/768).

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are of rural character, comprising a mixture of warehouses, open storage yards, vehicle repair workshops and temporary structures.

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 purposes. 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 (11)(b) of the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to a previous planning application (No. A/NE-TKL/768) for ‘Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land’, which was approved by the Board on 10.1.2025. According to the Applicant, they have reached a mutual consensus with the affected operator to utilize the site for the proposed use, thereby utilising existing site configuration and facilitating the relocation of their operation.

3.3 Similar Applications

3.3.1 In the past five years, there were similar applications for temporary warehouse and open storage uses within the “AGR” zone(s) on the Current OZP. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications

Application No.	Proposed Use(s)	Decisions
A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.4.2024
A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 1.8.2025
A/NE-TKL/809	Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.9.2025

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

- 3.4.1 The application site falls under Category 2 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 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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 proposed use of the application site (i.e. Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years) is to facilitate the relocation of the Existing Operations affected by the Yuen Long South New Development Area Stage 2 Works. As agreed by the Applicant and the existing operator, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.
- 4.1.2 The application site has a total area of about 896m² (including Government Land of about 177m²). Access to the application site will be provided through an ingress/egress point (in about 12m) located at the northern boundary (**Figure 4** refers), which is connected to a local track leading to Ping Che Road (**Figure 1** refers).
- 4.1.3 The application site comprises five single-storey temporary structures (with a maximum height of 6m), providing a total floor area of approximately 378m² for warehouse, porches, site offices and storeroom. Within the application site, there is provision for one parking space for private cars and one loading and unloading (L/UL) bay for medium goods vehicles (MGVs). A total of about 340m² of the application site is intended for open storage of materials. The remaining area will be used as loading/unloading and vehicle manoeuvring spaces. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3 and Table 4**.
- 4.1.4 Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed use are from 8:00a.m. to 7:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays.
- 4.1.5 For implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Tenancies (STT) and the modification of the Short-Term Waivers (STW) for occupying the Government land and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.
- 4.1.6 The entire application site is hard-paved and filled with concrete or soil of not more than 1m, no further filling of land is required upon approval of the current application (**Figure 5** refers).

Table 3: Key Development Parameters

Proposed Use	Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	896m ² (including Government Land of about 177m ²)
Covered Area	About 378m ² (About 42%)
Uncovered Area	About 518m ² (About 58%)
Open Storage Area	About 340m ²
Temporary Structures	
No(s).	5
No. of Storey	1
Maximum Height	6m
Total Floor Area	About 378m ²
No. of Parking Space	
Private Car (5m(L) x 2.5m(W))	1
No. of L/UL Bay	
MGVs (11m(L) x 3.5m(W))	1
Existing Filling of Land	
Area	About 896m ²
Depth	Not More Than 1m
Materials	Concrete or Soil

Table 4: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
1	Warehouse	307	1	6
2	Porch	16	1	4
3	Porch & Site Office	37	1	4
4	Site Office	10	1	3
5	Storeroom	8	1	3
Total		378		

- 4.1.7 As presented in **Table 5**, there will be no change to the overall operation, and the changes in development parameters are considered insignificant.

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

Major Parameters/Items	Last Approved Application (No. A/NE-TKL/768)	Current Application	Difference
Applied Use	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of Three Years and Associated Filling of Land	Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years	N.A
Site Area	About 871m ² (including GL of about 172m ²)	About 896m ² (including GL of about 177m ²)	+ 25m ²
Total Floor Area	About 378m ²	About 378m ²	No Change
No. of Structures	5	5	No Change
No. of Parking Spaces	1	1	No Change
No. of Loading and Unloading	1	1	No Change
Operation Hours	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	No Change

4.2 Operation

- 4.2.1 The application site will be used as warehouse and open storage of metal and construction materials, for relocation of affected business operation at original premises. The warehouse will provide designated indoor areas for storage of metal and construction materials. There will be no storage of dangerous goods at the application site. Site office and storeroom are proposed to support the overall operation.
- 4.2.2 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. It is estimated that the application site would be able to accommodate not more than 4 staff. The applicant will ensure the operation of the proposed use complies with the requirements under existing environmental pollution control ordinances, including the Water Pollution Control Ordinance and the Waste Disposal Ordinance.

4.3 Proposed Traffic Arrangement

- 4.3.1 The application site can be accessed through a local track that leads to Ping Che Road (**Figure 1** refers). The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. One parking space for private car and one L/UL bay for MGVs are provided within the application site.
- 4.3.2 The design/configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site, such that no waiting or queuing of goods vehicles along the local access road will arise under any circumstances. The proposed development would make use of the ingress/egress point in about 12m for vehicular access, which is sufficient for two vehicles to safely manoeuvre simultaneously. Sufficient manoeuvring space is also proposed for the proposed types of goods vehicles under the current application to manoeuvre within the application site and into/out of the parking and L/UL spaces.
- 4.3.3 The estimated traffic generation and attraction is shown in **Table 6**.

Table 6: 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	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	1	0	1	2
Average trip per hour (10:00 – 17:00)	1	1	1	1	4

- 4.3.4 Considering that the expected vehicular trip generation and attraction for the proposed use will be insignificant, the additional traffic trips is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.
- 4.3.5 Queuing back of vehicles outside the application site/ at the local access road is not anticipated in view of the insignificant traffic volume and sufficient space within application site. To further ensure no vehicle will be queued back to or reversed onto/from the application site, the Applicant has proposed appropriate management and control measures including:
- 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;
 - The Applicant will ensure all loading and unloading activities will be confined within the application site and advance reservation will be required for all loading and unloading activities in order to arrange the delivery and collection activities

in a more organised manner and to prevent excessive traffic flow to the nearby road links and junctions; and

- To improve the safety of pedestrians at the access point of the application site, road signs are proposed to alert drivers and pedestrians, encourage them to proceed with caution. The Applicant will also ensure the operators to drive their vehicles in a restricted speed in order to ensure operation safety within the application site.

4.4 Landscape Consideration

- 4.4.1 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.

4.5 Environmental Consideration

- 4.5.1 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.
- 4.5.2 Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. On the whole, all storage activities will only be confined to within the application site area without affecting the neighboring uses.
- 4.5.3 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 proposed use is anticipated.

4.6 Drainage Consideration

- 4.6.1 An existing discharge point has been identified to the northeast of the application site, Peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5. PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by Government Project

5.1.1 The Existing Operations, comprising a warehouse and open storage yard in Yuen Long, are affected by the Yuen Long South New Development Area Stage 2 Works for site formation and engineering infrastructure. The original site has been resumed by the Government, necessitating the urgent relocation and rearrangement of the Existing Operations. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, utilizing vacant land surrounded by relocated operations of similar nature, has been identified as the most suitable location to maintain operational continuity. The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption.

5.2 Subject to a Previous Approval for Similar Use with No Substantial Change to Site Configuration

5.2.1 The application site is subject to a previous planning approval under planning application no. A/NE-TKL/768 for the similar use (i.e. temporary open storage of metal and construction materials). Notably, there are no substantial changes in planning circumstances and development parameters, and the current application seeks the same use as previously approved.

5.3 Not Incompatible with Land Uses of the Surrounding Areas

5.3.1 The surrounding areas of the application site are predominantly occupied by open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrubland are also found in the vicinity. The proposed use is therefore considered not incompatible with the land use in the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.4 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

5.4.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual,

landscaping and environmental impacts on the surrounding areas. 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.

- 5.4.2 Considering that the proposed use is well-justified with no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.5 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.5.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialised in short term until the surrounding characteristics are entirely and compulsorily required to be utilised 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.

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

5.6 No Adverse Infrastructural nor Environmental Impacts

- 5.6.1 The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. Careful consideration has been given to the design and layout of the proposed site, ensuring ample provision for parking, L/UL Bay, manoeuvring space, and the implementation of appropriate traffic management measures upon approval of the application. Given that the expected vehicular trip generation and attraction for the proposed use will be minimal, the additional traffic trips are expected to be accommodated without impacting the nearby junctions and links. Appropriate traffic management measures have been designed to mitigate any potential adverse effects on the surrounding road network and pedestrian safety. Therefore, it is not anticipated that the proposed use will result in any adverse traffic impacts on the area.

- 5.6.2 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.

- 5.6.3 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated. Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The Applicant will

strictly follow EPD's latest "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 proposed use is anticipated.

- 5.6.4 An existing discharge point has been identified to the northeast of the application site, and peripheral U-shaped channels are proposed to facilitate drainage collection. As such, no significant adverse drainage impact is expected. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5.7 Not Setting an Undesirable Precedent

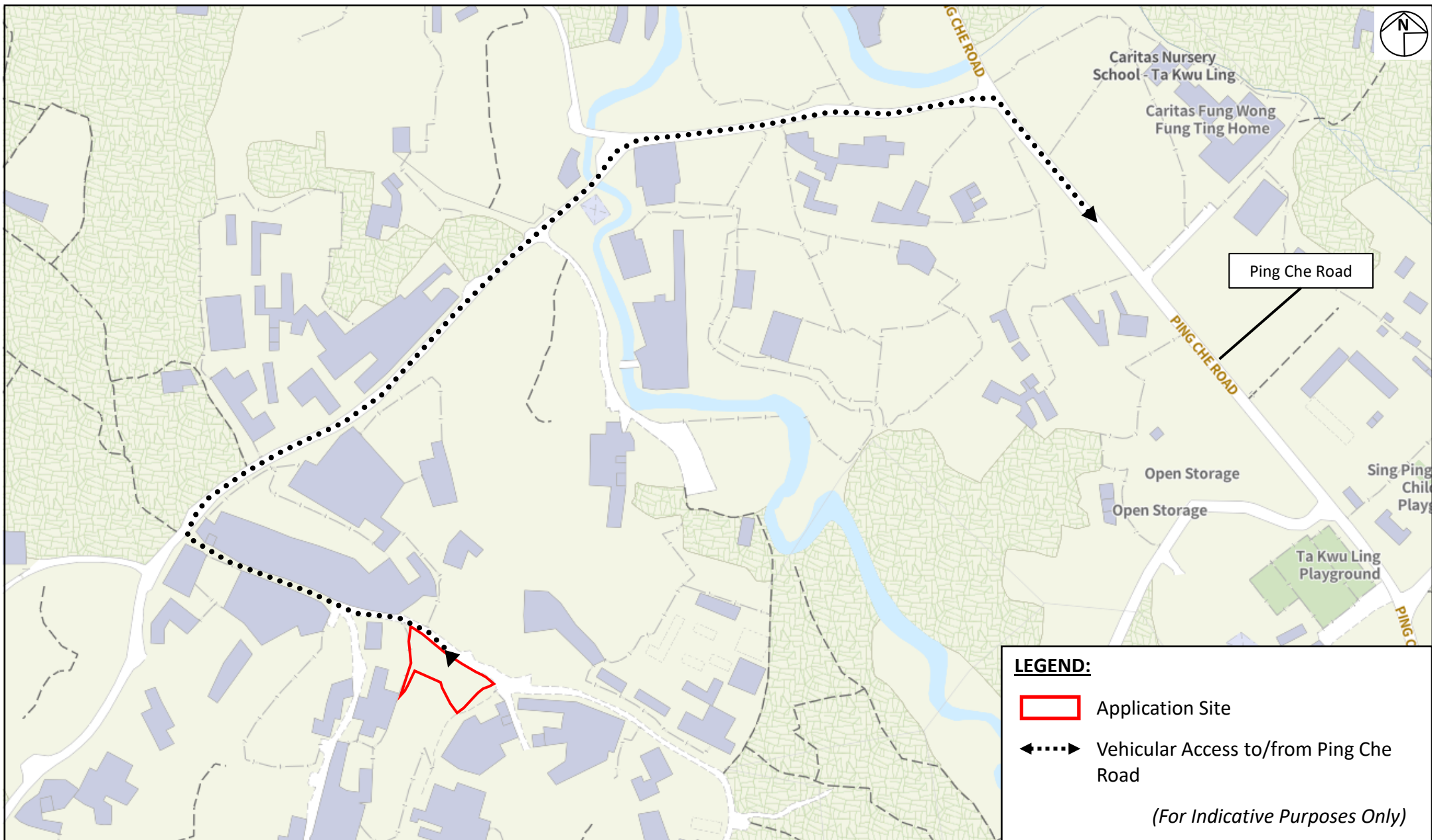
- 5.7.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) the current application is intended to facilitate the relocation of existing business operations affected by the Yuen Long South New Development Area Stage 2 Works. This relocation aims to ensure operational continuity;*
 - (b) the application site is subject to a previous approval for similar use and there is no substantial change involved under the current application;*
 - (c) the proposed use is considered not incompatible with the surrounding land uses;*
 - (d) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighborhood; and*
 - (e) the applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.*
- 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 proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000127656_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
Figure 5	Land Filling Plan



Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

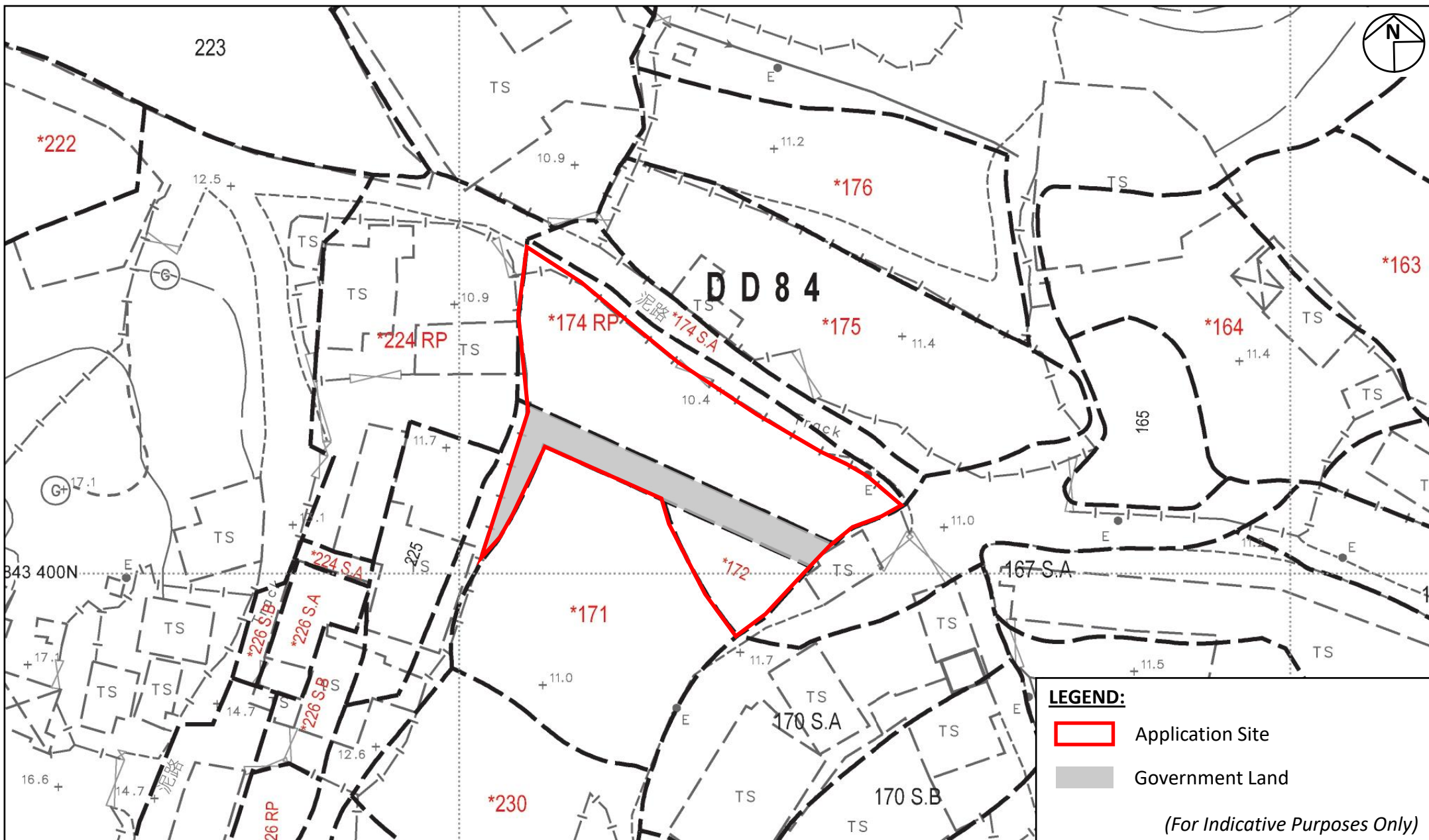
Date:

Jun 2026

Ref.: ADCL/PLG-10295-R002/F001



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Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000127656_0001)

Figure:

2

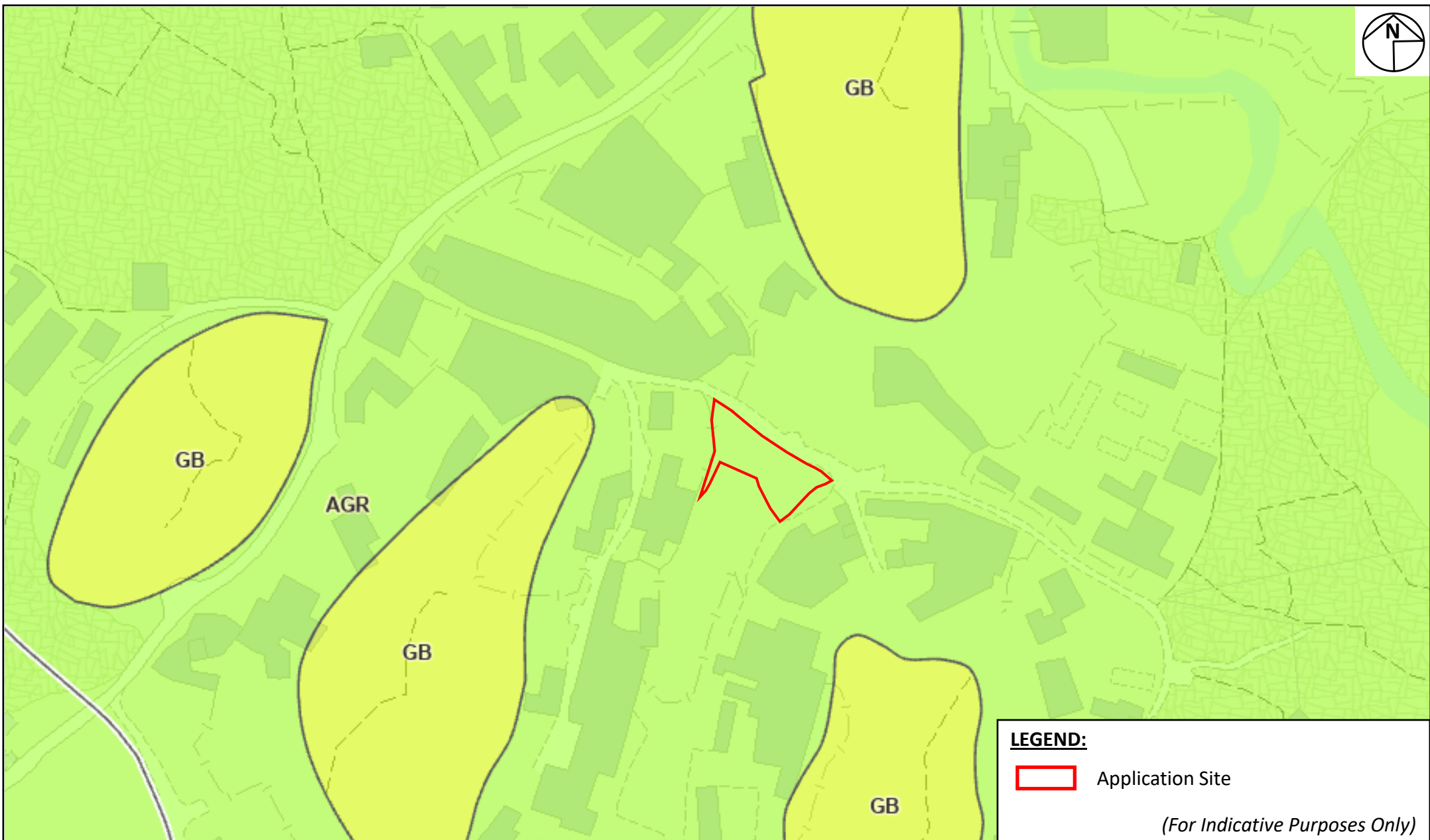
Scale:

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Date:

Jun 2026

Ref.: ADCL/PLG-10295-R002/F002



LEGEND:

Application Site

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

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

Ref.: ADCL/PLG-10295-R002/F003

Figure:

3

Scale:

Not to Scale

Date:

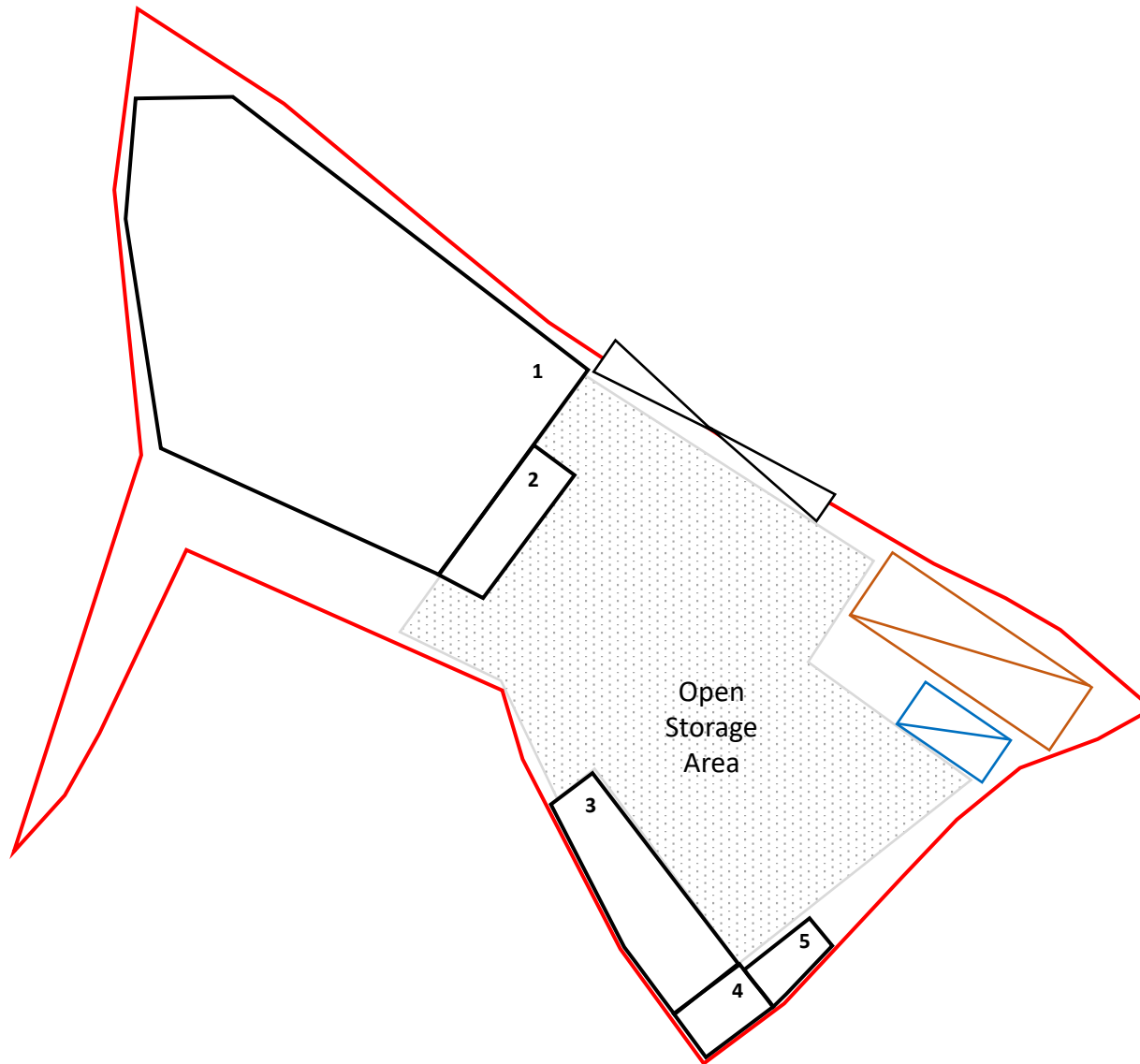
Jun 2026



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**LEGEND:**

-  Application Site (About 896m²)
-  1 Warehouse (About 307m²)
-  2 Porch (About 16m²)
-  3 Porch and Site Office (About 37m²)
-  4 Site Office (About 10m²)
-  5 Storeroom (About 8m²)
-  Loading and Unloading Bay for Medium Goods Vehicles (11m(L) x 3.5m(W))
-  Private Car Parking Space (5m(L) x 2.5m(W))
-  Ingress/Egress (About 12m wide)
-  Open Storage Area (About 340m²)



(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

Jun 2026

Ref.: ADCL/PLG-10295-R002/F004



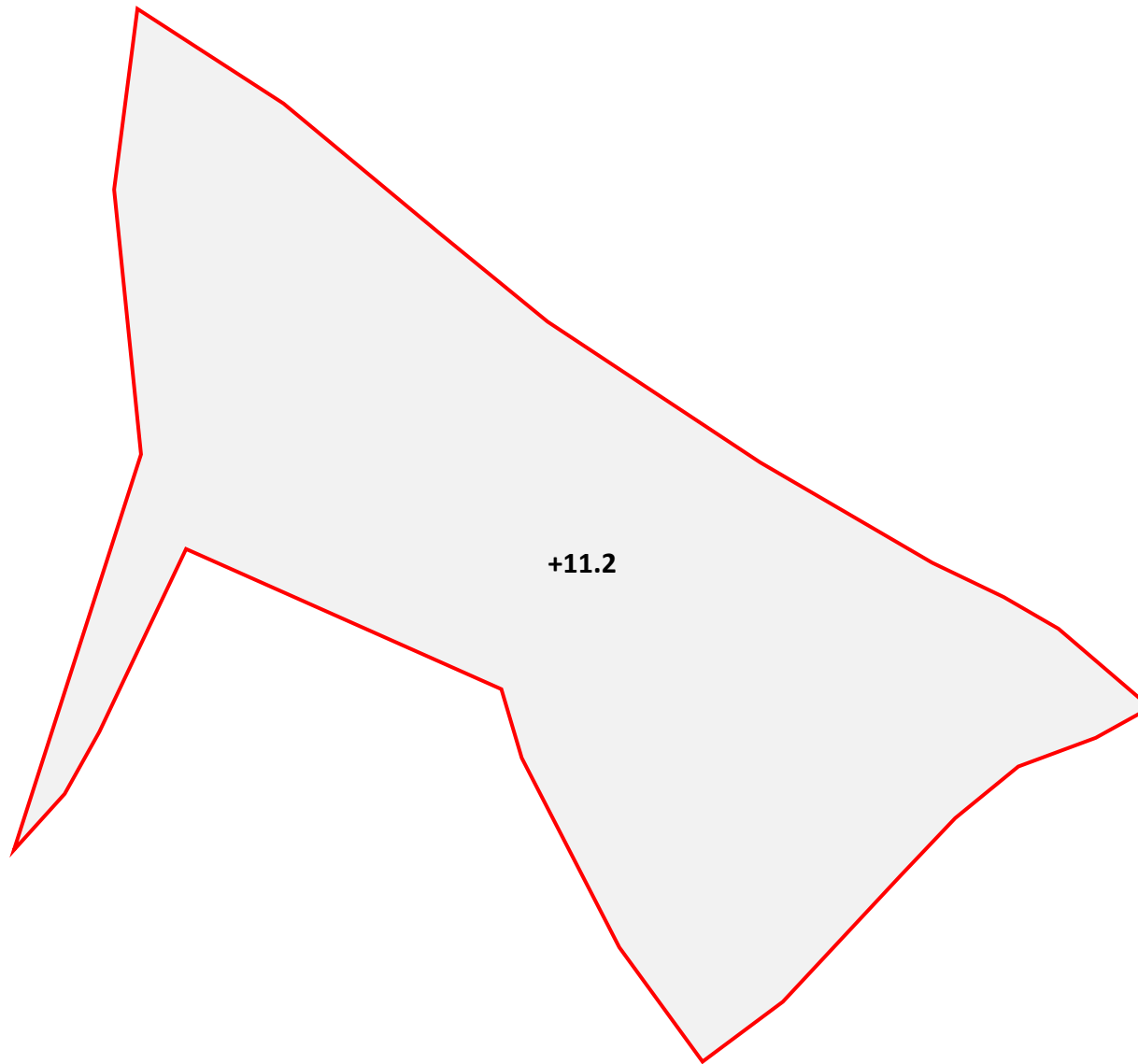
AIKON DEVELOPMENT CONSULTANCY LTD.

**LEGEND:**Application Site (About 896m²)

Existing Paved Area/ Filling of Land

+11.2 Site Level (about)*Remarks:*

The entire application site is hard-paved and filled with concrete or soil, no further filling of land is required upon approval of the current application

*(For Identification Only)***Project:**

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Land Filling Plan

Figure:

5

Scale:

Not to Scale

Date:

Jun 2026

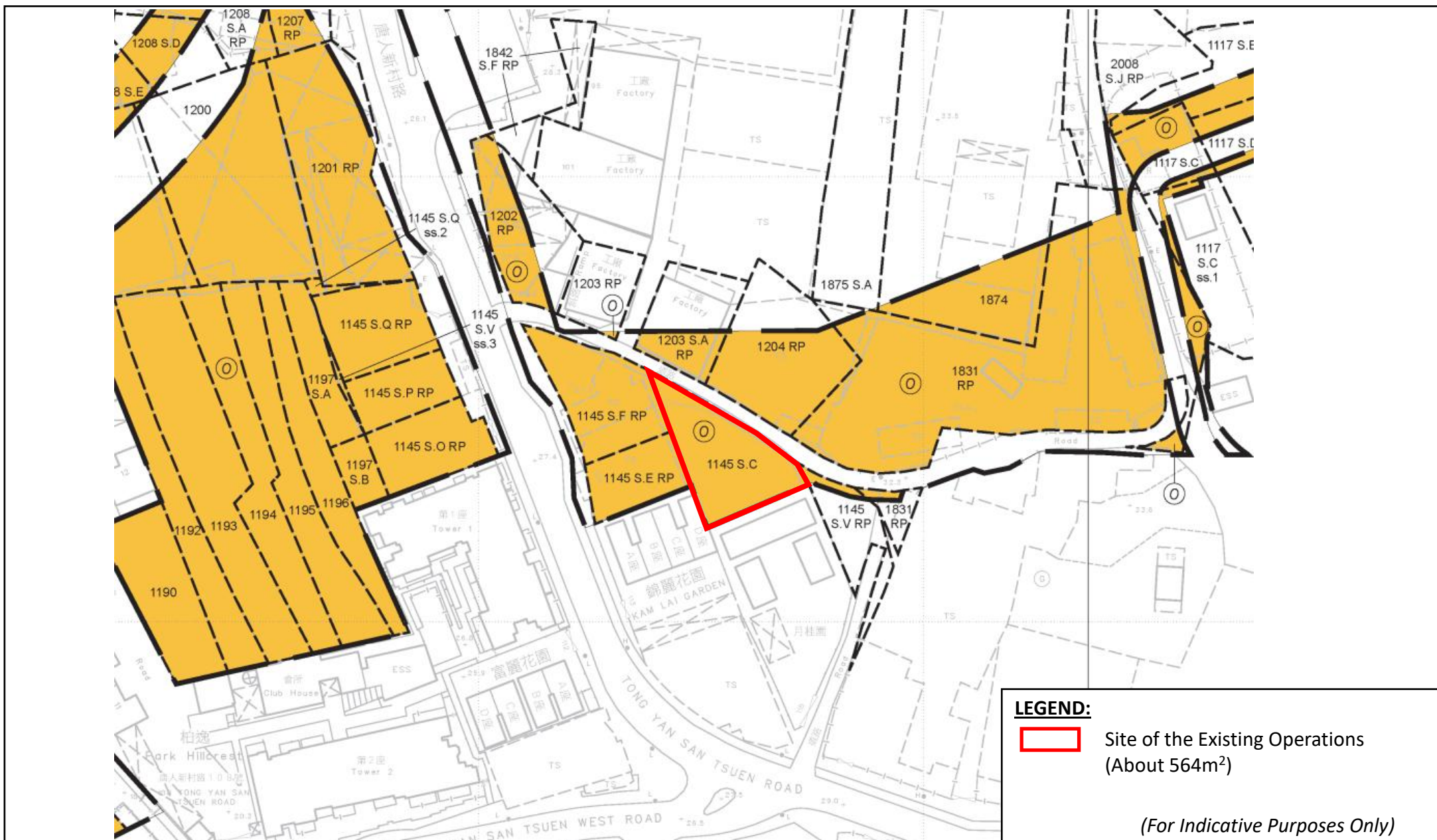
Ref.: ADCL/PLG-10295-R002/F005



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List of Illustrations

Illustration 1 Indicative Plan Showing the Location of Existing Operations



Project:

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Indicative Plan Showing the Location of Existing Operations

Illustration:

1

Scale:

N.A.

Date:

Jun 2026

Ref.: ADCL/PLG-10295-R002/I001



AIKON DEVELOPMENT CONSULTANCY LTD.

電話 Tel: 3615 1493
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本署檔號 Our Ref: (26) in LD NDA/YLS/BUT/SPDQ4/181
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply.



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
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39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

現場派遞

伍聯起重搬運有限公司

敬啟者：

元朗南第二期發展工程（第一批）

清拆編號：Y6 / 263, 264

（丈量約份 121 約第 1145 號 C 段）

你／貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須遷出及清拆。本署已於 2025 年 12 月 12 日根據《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知你／貴公司須於 2026 年 4 月 1 日前停止佔用有關土地。你／貴公司需搬離有關土地及向政府交出所有土地及構築物（不得遲於上述告示期限）。

本署經審核後，現特函通知閣下並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

未有提供文件，以證明你／貴公司的業務在緊接 2020 年 7 月 10 日前，在有關地點上營運最少達兩年。

雖然閣下不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關條例向政府提出法定補償申索。政府會按有關條例考慮該申索。

日後，如閣下能在上述清拆行動之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，本署會當棄置之廢物處理。

如閣下對此事有任何查詢，請於辦公時間內致電 3615 1493 與地政主任雷曉紫女士聯絡或致電 3615 1474 與本信代行人聯絡。

總產業測量師／新發展區

(梁宏輝 代行)



副本送：

地政總署新發展區組清拆小組 (經辦人：傅裕平先生)

2026 年 5 月 5 日

租約

立租約人 出租人：富淶(香港)有限公司 (以下簡稱“甲方”)

承租人：伍聯起重搬運有限公司【商業登記證號碼：32482848】(以下簡稱“乙方”)

地址：[REDACTED]

電話： [REDACTED] 林生

雙方同意以下條件各願遵守：

- (一) 甲方將新界 DD121 Lot 1145C 地段(附圖顏色位置)(面積約 6,000 呎)(以下簡稱“該地段”)租予乙方。雙方訂定租金每 月 港幣 [REDACTED]，上期租金須在簽此租約時同時繳付(收租時另發租單為憑)。訂明租用期為 貳年，由 2023 年 4 月 1 日 起至 2025 年 3 月 31 日 止。
- (二) 租按為港幣 [REDACTED]。訂立本租約前甲方已收乙方之按金為港幣 [REDACTED]，該筆租按將全部轉付至本租約內，乙方需補付按金差額港幣 [REDACTED] (按金差額收妥後另發收據為憑)。倘若乙方在租金或其他一切雜費未付清時，甲方有權在該筆按金內扣除，乙方應清楚明白該筆按金不能用作現金來支付租金。如乙方未有違反本租約各條款及本港之租務條例，該租按將於乙方將該地交吉交回甲方時無息退回乙方。
- (三) 租金必須在每期之首日繳納，不得藉詞拖欠，如過期 十五天，乙方仍未能將租金交到甲方或乙方不履行合約內任何條件，則甲方有合法之權利將此合約終止及收回該地段並有權向乙方追收欠租，所有涉及之費用一概由乙方負責。
- (四) 有關該地段之差餉、地租、牌照費、豁免限制費、修理、水電及一切雜費，全部由乙方支付。
- (五) 甲方將該地段租予乙方只准符合政府地契規定及政府各部門所規定之用，乙方不得在該地段內進行違法生意，亦不得將該地段全部或部份頂讓與別人，同時乙方需負責上述地段監管權以確保日後完整交吉交回甲方。
- (六) 乙方不得違反政府對土地用途的規定，及要服從政府各部門如地政處、規劃署、環境保護署等現有或所頒佈之法例守則及通告。如乙方獲得政府有關部門發出之違例使用土地通知書，則雙方有權終止租約，乙方並須於限期前清理所有違例事項，租金及由乙方負責之費用計至交吉日。
- (七) 乙方須甲方同意，否則不得在該地段加建任何上蓋或更改土地用途，如有違反則甲方有權要求將該地回復原狀，而一切所需之費用將由乙方負責，而乙方亦承諾因加建任何上蓋而需向政府申請任何豁免書之費用，及日後需向政府繳付該上蓋之任何牌照費用及/或其他費用，一概由乙方自行負責。如乙方違反，則甲方有權要求將該地段回復原狀，而一切所需之費用將由乙方負責。
- (八) 在租期內，甲方同意有乙方事先通知及提供甲方要求的一切相關資料的情況下，乙方可自行向政府有關部門申請規劃、牌照或豁免限制書以將土地改變用途，乙方需自行及負責處理相關批出條款內的相關配套設施，並務必在政府指定時間內完成及取得政府各部門滿意。若因改變該地段之用途而引起政府對該地段批出增加地稅或其他牌照費、豁免限制費等或作出任何檢控而導致罰款或要求回復原狀所導致之費用等，一概由乙方負責。
- (九) 甲方有權於任何時間進入以上地段進行探土等之發展前期建築工程，乙方不得抗拒或要求任何賠償。
- (十) 乙方清楚明白並同意在租約期內或使用期間內，對使用該地段租用範圍及公用位置(如有的話)所引致的一切法律義務及責任包括但不限於違規發展、火災、水浸、盜竊、疏失等導致任何人仕及/或第三者人命傷亡及/或財產損失，一切責任由乙方負責，與甲方無涉，乙方應自行購買有關保

租約

險。同時乙方須承擔法律上的一切後果及賠償甲方之一切責任損失包括及不限於彌償任何第三方向甲方的任何直接及間接索償及追討，一概由乙方負責，直至事件完滿解決。甲方保留終止租約之權利及向乙方追討有關經濟及法律責任及相關損失之一切權利。

- (十一) 如任何一方提前縮短約定租期，須以兩個月書面形式通知對方，方可終止此租約，否則須賠償對方由此而來的損失。所有耕作植物及其他物件等必須在交吉日前由乙方自行清理，未清理之各物及植物作放棄論。甲方有權任意處理未清理之各物及植物，並且乙方要負責清理搬走之費用，乙方不得硬要甲方承頂或賠償，雙方互不追究責任及賠償。已預繳之租按在乙方繳清所有租金至交吉日及無違反本租約任何條款，於交吉後十四個工作天內無息退回給乙方。
- (十二) 甲乙雙方同意如租用期內遇上政府徵收上述地段，甲方須提前兩個月或以政府所給予甲方時間(以較短者為準)，以書面形式通知乙方終止租約，甲方無須付任何補償給乙方，乙方須在甲方指定日期內無條件遷出。
- (十三) 當租期約滿時，甲方有權收回上述地段，乙方不得異議。如乙方違反上列條款而引致甲方任何損失時，甲方有權向乙方追討賠償。倘若日後乙方逾時搬出或未能將該地段交吉予甲方，則甲方有權保留一切向乙方追討有關之金錢上損失及訴訟費用。
- (十四) 如乙方違反上列條款而引致甲方任何損失時，甲方可要求乙方在規定期限內補救。如乙方未能如期補救，甲方即時有權終止本協議而無須另行通知，亦不影響甲方向乙方追討賠償或執行其他補救權利。
- (十五) 恐口無憑繕就壹式兩份各執壹紙為據，本租約必須以甲乙雙方簽名妥始可作實生效。
- (十六) 甲乙雙方須各自付一半租約釐印費。

備註：附圖作認地用。

甲 方： _____



乙 方： _____



見 証 人： _____

日 期： 2023 年 3 月 22 日

文氏聯合管理有限公司 與 伍聯起重搬運有限公司

共同簽訂的諒解備忘錄

本諒解備忘錄（下稱「備忘錄」）由 文氏聯合管理有限公司（下稱「甲方」）與伍聯起重搬運有限公司（下稱「乙方」）（甲方及乙方以下合稱「雙方」）於 2026 年 5 月 8 日簽訂。

雙方考慮到：

- (一) 甲方為 新界打鼓嶺坪壆丈量約份第 84 約地段第 172 號及 174 號餘段（部分） 之現行租用者；
- (二) 乙方為新界元朗丈量約份第 121 約地段第 1145 號 C 分段（下稱「舊地盤」）作 貨倉及露天存放五金及建築材料 用途之現行作業者。受元朗南第二期發展相關之收地安排影響，乙方未來將難以繼續在舊地盤進行現行作業。乙方有意重置其現時位於舊地盤內作 貨倉及露天存放五金及建築材料 作業至其他地盤以確保有穩定且充足的土地繼續其日常業務；以及
- (三) 甲方擬議根據《城市規劃條例》（第 131 章）第 16 條提出規劃許可申請，（下稱「規劃申請」），擬議在 新界打鼓嶺坪壆丈量約份第 84 約地段第 172 號及 174 號餘段（部分）和毗鄰政府土地（下稱「申請地點」）作 擬議臨時貨倉及露天存放五金及建築材料及相關的填土工程（為期三年）。雙方合意在規劃申請獲批准後，並於規劃許可生效期間，甲方將申請地點租予乙方作 貨倉及露天存放五金及建築材料 用途。

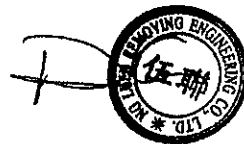
鑑於上述考慮，雙方根據備忘錄達成以下共同協議：

- (四) 甲方同意在取得規劃申請許可後及於規劃許可生效期間，在申請地點作 擬議臨時貨倉及露天存放五金及建築材料及相關的填土工程（為期三年），並依從租賃協議內的條款及條件容許乙方租用申請地點內作 貨倉及露天存放五金及建築材料 用途。該租賃協議有待雙方在進一步同意下另行訂立；以及
- (五) 乙方同意在甲方取得規劃申請許可後及於規劃許可生效期間，依從租賃協議內的條款及條件租用申請地點作 貨倉及露天存放五金及建築材料 用途。該租賃協議有待雙方在進一步同意下另行訂立。

茲見證備忘錄於文首所註年份日期由雙方妥為簽署並生效。



代表 甲方（文氏聯合管理有限公司）
公司註冊證號碼：2816505



代表 乙方（伍聯起重搬運有限公司）
商業登記證號碼：32482848