

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Application

Approved Application

Application No.	Uses/ Development	Date of Consideration
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 (revoked on 10.7.2026)

**Similar S.16 Applications for Temporary Warehouse or Open Storage
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 Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (revoked on 18.9.2023)
2.	A/NE-TKL/707@	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
3.	A/NE-TKL/714^	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023 (revoked on 19.11.2024)
4.	A/NE-TKL/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)
5.	A/NE-TKL/724#	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	11.9.2023 (Revoked on 4.12.2023)
6.	A/NE-TKL/734'	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	11.8.2023
7.	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)
8.	A/NE-TKL/743%	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024 (Revoked on 19.1.2026)
9.	A/NE-TKL/745#	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	15.3.2024 (Revoked on 15.9.2025)
10.	A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	15.3.2024 (Revoked on 15.12.2025)
11.	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)
12.	A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of 3 Years	5.7.2024

13.	A/NE-TKL/761	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024
14.	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	2.8.2024 (Revoked on 2.5.2026)
15.	A/NE-TKL/763	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024 (Revoked on 4.7.2026)
16.	A/NE-TKL/779 ^s	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
17.	A/NE-TKL/780 ^{&}	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.3.2025 (Revoked on 28.3.2026)
18.	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
19.	A/NE-TKL/786	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	24.1.2025 (Revoked on 24.1.2026)
20.	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
21.	A/NE-TKL/805 [^]	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	15.8.2025
22.	A/NE-TKL/806	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	19.9.2025
23.	A/NE-TKL/807	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10.10.2025
24.	A/NE-TKL/812	Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	23.1.2026
25.	A/NE-TKL/815	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	24.10.2025
26.	A/NE-TKL/821 [@]	Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years	5.12.2025
27.	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

28.	A/NE-TKL/833	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	17.4.2026
29.	A/NE-TKL/835 ^{&}	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years	17.4.2026
30.	A/NE-TKL/836	Proposed Temporary Open Storage of Timber and Ancillary Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	22.5.2026
31.	A/NE-TKL/838	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	5.6.2026
32.	A/NE-TKL/840	Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	10.7.2026
33.	A/NE-TKL/842 [!]	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years	24.7.2026

Remarks

% : Applications No. A/NE-TKL/690 and A/NE-TKL/743 involve the same site.

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

@ : Applications No. A/NE-TKL/707 and A/NE-TKL/821 involve the same site.

^ : Applications No. A/NE-TKL/714 and A/NE-TKL/805 involve the same site.

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

: Applications No. A/NE-TKL/724 and A/NE-TKL/745 involve the same site.

! Applications No. A/NE-TKL/734 and A/NE-TKL/842 involve the same site.

& Applications No. A/NE-TKL/780 and A/NE-TKL/835 involve the same site.

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-TKL/690 [%]	Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years	14.1.2022	R1 & R2

Remarks

[%] : Applications No. A/NE-TKL/690 and A/NE-TKL/743 involve the same site.

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the proposed use would not cause adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Traffic

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 proposed 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 VI**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- 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 applied uses 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. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the applied uses; and
- her advisory comments are at **Appendix VI**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective noting that heavy vehicle is involved but no residential dwelling is identified within 100m from the site boundary and at about 50m from the access road;
- since no further filling of land will be carried out under the application, he has no comment on the proposed regularisation of filling of land from environmental planning perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix VI**.

4. **Fire Safety**

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

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

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site was located in an area of miscellaneous rural fringe landscape character comprising village houses, temporary structures, open storage sites/warehouses, vegetated areas and tree clusters. The applied temporary uses are considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 23.7.2026, the Site was largely formed without any trees. Temporary structures were found on it. According to the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

6. **Water Supply**

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

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

7. **Building Matters**

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

- no objection to the application;
- it is noted that five structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

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) to resolve any land issues relating to the applied uses with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through both Government land (GL) and the adjoining private lots. No right of access via GL is granted to the Site. The applicant shall make his own arrangement of acquiring access to the Site. The Government shall accept no responsibility in such arrangement;
 - (ii) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within the said private lots covered by the planning application

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

unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

the GL within the Site (about 177m²) has been illegally occupied with unauthorised structures without any permission. There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iii) the following irregularity not covered by the planning application has been detected by his office:

unauthorised structure extended from Lot 174 RP in D.D. 84 not covered by the planning application

there is unauthorised structure extended from Lot 174 RP in D.D. 84 to Lots 171 and 224 RP both in D.D. 84 not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) erection of unauthorised structures and illegal occupation of GL are not allowed. The occupier/lot owners should remove all the unauthorised structures and rectify the illegal occupation of GL immediately as the subject case does not fall within the case that could be regularised under the prevailing land policy;

- (v) subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owner shall apply to his office for Short Term Waiver (STW) to permit the structures erected/proposed to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breaches of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied uses are temporary in nature, only erection of temporary structures will be considered; and
- (vi) the lot owner(s) should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and traffic generation should be commented by the Transport Department (TD);
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Ping Che Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the applied uses; and
 - (ii) the applicant should be 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 the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and

satisfactory condition to cater for the additional discharge from the Site. 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 existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (h) 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'; (ii) if toilet is proposed, to provide suitable sewage treatment facilities as required under the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations' and are duly certified by an Authorized Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;

- (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 Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the applied uses, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (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 and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, 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 the B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied 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;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with 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 the B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, 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) Regulations in respect of disposal of foul water and surface water respectively;
- the 6m tall warehouse is considered excessive. It should be justified upon formal plan submission to BD; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(l) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:

- (i) the applied uses are 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; and
- (ii) the applied uses fall within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the applied uses would need to be vacated for the site formation works. The applicant is advised to take account of the above if the applied uses are pursued.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月09日星期日 23:49
收件者: tpbpd/PLAND
主旨: A/NE-TKL/846 DD 84 Ping Che
類別: Internet Email

Dear TPB Members,

Despite numerous objections from govt depts, including "The Site is: fenced-off, hard-paved and used for the applied use without valid planning permission', multiple irregularities, unapproved use of GL, etc, application 768 was streamlined, and approved 10 Jan 2025 no questions asked. There was no mention of relocation and the lots are not Cat 2.

Members in rubber stamping the applicaiton were in breach of the guidelines.

Of course conditions were not fulfilled and applicaiton was revoked on 10 July 2026. And now a relocation sob story is trotted out.

In view of the history there is no justification to reward the further machinations of the operator.

The auto rubberstamping of applications like this is deplorable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 22 August 2024 10:55 PM HKT
Subject: A/NE-TKL/768 DD 84 Ping Che

A/NE-TKL/768

Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che

Site area: About 871sq.m Includes Government Land of about 172sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Strong Objections. No history of applications and approval would encourage the penetration of brownfield into an area that was previously not popular with brownfield operators.

Tens of thousands of "Agriculture" zoning have already been approved for conversion to brownfield under the excuse of Category 2 areas under the TPB PG-No. 13G. This is not one of those designated districts.

There is no justification for streamlining and approval of this application.

Mary Mulvihill