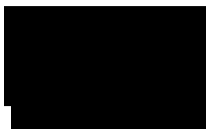




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Date : 22nd July, 2026
Our Ref. : ADCL/PLG-10295/L012

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Warehouse 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
(Planning Application (No. A/NE-TKL/846))

We refer to the captioned application and would like to submit further information to facilitate considerations by relevant departments and the Town Planning Board. Please find enclosed the following items:-

- i. Replacement pages of the Planning Statement.
- ii. Revised Figure 4.

For clarification, there is no change to the proposed gross floor area or site coverage.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at .

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

Isa YUEN
Encl.

Address 地址 :



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. According to the Applicant, the original premises involve a site area of about 564m², comprising a gross floor area of about 110m² and an open storage area of about 454m². Operations at the original premises have already ceased since March 2026, and the subject land has been resumed by the Government.
- 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	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, with existing structures readily available for relocation. Consequently, the application site represents the optimal and most viable location for accommodating the existing operations. According to the existing operator, identifying a comparable, immediately available standalone site in the current market is extremely difficult. As a tenancy for only a portion of the site is not feasible, the existing operator intends to utilize the entire site for relocation while absorbing the associated high rental costs.

1.2.5 The application site involving an area of about 896m² for the relocation is considered reasonable to accommodate the affected operation (about 564m²). The additional site area is required to accommodate necessary ancillary facilities, vehicle parking and maneuvering space as well as to support the warehouse and open storage use to suit its operational needs and improve overall circulation and operational efficiency upon relocation. 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.*

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 100m² of the application site is intended for open storage of construction 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 of not more than 1m, no further filling of land is required upon approval of the current application (**Figure 5** refers). The current application seeks planning permission for regularisation of existing land filling.

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 100m 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 for Regularisation	
Area	About 896m ²
Depth	Not More Than 1m
Materials	Concrete

Table 4: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m ²)	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.

**LEGEND:**

-  Application Site (About 896m²)
-  Warehouse (About 307m²)
-  Porch (About 16m²)
-  Porch and Site Office (About 37m²)
-  Site Office (About 10m²)
-  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 100m²)



(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:

Jul 2026

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



AIKON DEVELOPMENT CONSULTANCY LTD.