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Sheren Si Wai LEE/PLAND

寄件者: Adrian Tsz Hin TAM/PLAND
寄件日期: 2026年08月19日星期三 19:10
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Fw: A/NE-TKL/850
附件: amended application form 2 5 10 11.pdf; p. 6 of application form.pdf; planning statement p.7-8.pdf

Dear TPB,

Supplementary Information received from the applicant regarding application No. A/NE-TKL/850.

Regards,
Adrian TAM
TPG/N1
Sha Tin, Tai Po & North District Planning Office
Planning Department
Tel: 2158 6236

From: INNOVATIVE LAND USE PLANNING [REDACTED]
Sent: Wednesday, August 19, 2026 6:31 PM
To: Adrian Tsz Hin TAM/PLAND <athtam@pland.gov.hk>
Subject: A/NE-TKL/850

Dear Adrian,
Please find the attached amended pages of application form and planning statement.
Thanks.
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

YAT LEE ENGINEERING COMPANY

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)

Innovative Land Use Planning Consultancy Co. Ltd.

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）	Lot 752 RP, 761 RP (Part) in D.D.77
(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 1640 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 595 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）	 N/A sq.m 平方米 ☒ About 約

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 (storage of construction materials/ tools and equipment with ancillary office/workshop) and the 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1045.....sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積595.....sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目3..... Proposed domestic floor area 擬議住用樓面面積N/A.....sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積595.....sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積595.....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) All proposed warehouses not more than 7m	
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0..... Motorcycle Parking Spaces 電單車車位0..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位0..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位0..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位0..... Others (Please Specify) 其他 (請列明)0.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位0..... Coach Spaces 旅遊巴車位0..... Light Goods Vehicle Spaces 輕型貨車車位2..... Medium Goods Vehicle Spaces 中型貨車車位0..... Heavy Goods Vehicle Spaces 重型貨車車位0..... Others (Please Specify) 其他 (請列明)0.....	

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	Lot 752RP and Lot 761RP (part) in DD 77
Site area 地盤面積	1640 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A 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
Zoning 地帶	Agriculture "(AGR)" & "I(D)"
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 3 ☐ 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 (storage of construction materials/ tools and equipment with ancillary office/workshop) and the Associated Filling of Land (for a period of 3 years)

(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	595 ☒ About 約 ☐ Not more than 不多於	0.36 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 ☒ (Not more than 不多於) m 米	
		1 ☒ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	36 % ☒ 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		0
	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) _____ _____		0 0 0 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		0 0 2 0 0 0 0

Proposed operating hours 擬議營運時間 7am to 7pm, Mondays to Saturdays, except 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))	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☒ Please provide details 請提供詳情 Existing structure in Lot 752RP will be demolished.	
	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 1640 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ 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？	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 ☒ _____ _____		

development would not generate adverse traffic and environmental impacts on the surrounding areas and sensitive receivers.

- 1.1.7 After a series of site search, the subject Site is found suitable for the relocation the applicant's current warehouse and open storage at Ngau Tam Mei, Yuen Long. The applicant then would like to submit the subject planning application for the consideration of the TPB.

2. **The Site and Its Surroundings**

2.1 Site

The subject Site falls within "Agriculture" "AGR" and "I(D)" zones on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP)(**Plan 6**). The area of the Site is 1,640m². The Site is partly vacant and all hard paved with a depth of concrete filling of 0.2m and partially fenced off. There is an existing structure which is currently used for warehouse located at Lot 752RP in DD 77. The said existing structure falls within two zones including ("I(D)") and "Agriculture" "AGR" zone on the approved Ping Che and Ta Kwu Ling OZP No. A/NE-TKL/14. The existing structure will be demolished and replaced by the proposed warehouse 1 (230m²) which is also falling within the "I(D)" and "AGR" zones (**Plan 6**). The floor area of the proposed warehouse 1 falling within "I(D)" zone and "AGR" zone is 68 m² and 162 m² respectively (see **Plan 6**). Other two warehouses (No. 2 and 3) are falling within Lot 761RP (part) in DD 77. The abandoned toilet facility at the location of the proposed Warehouse 2 will be demolished. Two loading and unloading parking spaces (3.5m x 7m) for light goods vehicles are proposed to be located in the east and north-east of Warehouse 1 and Warehouse 2 respectively. The Site is accessible via local road leading to Ping Che Road (**Plan 1**).

2.2 Its Surroundings (Plan 6 – Zoning Plan)

North of the Site: Fully developed warehouse and open storage (zoned for “I(D)”;

East of the Site: Fully developed warehouse and open storage (zoned for “I(D)”;

South of the Site: Abandoned and fallow land zoned for “AGR”, fully covered with wild grass and no active farming; and in the further south of the site is area zoned for “Open Storage” (“OS”); and

West of the Site: Abandoned land zoned for “AGR”, fully covered with wild grass and no active farming.

3. Proposal

3.1 The area of the subject Site is 1,640m². Two loading and unloading spaces (3.5m x 7m) for light goods vehicles are proposed to serve the need of the applicant’s proposed warehouses. The trip rate for these two light goods vehicles entering and leaving the site is 2 vehicles entering and leaving the Site in the morning at around 7:30 and 2 vehicles entering and leaving the Site in the evening at around 7p.m (Monday to Saturdays only except Sundays and public holidays). No overnight parking is required.

3.2 There are three Warehouses (1 to 3) proposed within the Site with floor area of 230m², 230m² and 135m² respectively (**Plan 3**).

3.3 There is no overnight parking of private cars or light goods vehicles to be parked within the subject Site. Therefore, parking space is not necessary within the Site.

3.4 The access onto the Site is wide enough for the maneuvering of the light good vehicles within the Site. Access is also allowed for the use of other brownfield operators falling within “I(D)” zone in the north -east of the Site;