

Previous Applications

Approved Application

	Application No.	Uses / Developments	Date of Consideration
1	A/NE-TKL/803	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	1.8.2025

Rejected Applications

	Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
1	A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of Three Years	5.12.2003	R1-R2
2	A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of Three Years	25.6.2004	R3-R4
3	A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of Three Years	19.11.2004	R3-R4
4	A/NE-TKL/338	Temporary Open Storage of Recycled Electronic Appliances and Metal and Ancillary Workshop for a Period of Three Years	3.12.2010 (on review)	R4-R5

Rejection Reasons

- R1 The application site fell within an area zoned “Agriculture” (“AGR”) zone. The planning intention of the “AGR” zone was to retain and safeguard good quality agricultural land, farms and fish ponds, and to encourage farming activities and protect the arable land. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R2 There was insufficient information in the submission to demonstrate that the use under application would not have had adverse environmental and drainage impacts on the surrounding areas.
- R3 The application site fell within an area zoned “AGR”. The “AGR” zone was intended primarily to retain and safeguard good quality agricultural land/farms/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R4 The development/use under application did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that no previous

planning approval had been granted for the application and insufficient information had been provided in the submission to demonstrate that the use under application would not have adverse environmental and/or drainage impacts on the surrounding areas.

- R5 The use under application was not in line with the planning intention of the “AGR” zone in the Ping Che and Ta Kwu Ling area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

**Similar Applications for Temporary Warehouse
within the same “Agriculture” zone in the vicinity of the Application Site**

Approved Applications

	Application No.	Uses / Developments	Date of Consideration
1	A/NE-TKL/695 ¹	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of Three Years	18.3.2022 (revoked on 18.9.2023)
2	A/NE-TKL/721 ²	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of Three Years	19.5.2023 (revoked on 19.11.2024)
3	A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	11.9.2023 (revoked on 11.6.2025)
4	A/NE-TKL/757 ³	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	21.6.2024 (revoked on 21.3.2026)
5	A/NE-TKL/762 ¹	Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	2.8.2024 (revoked on 2.5.2026)
6	A/NE-TKL/768 ⁴	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of Three Years and Associated Filling of Land	10.1.2025 (revoked on 10.7.2026)
7	A/NE-TKL/779 ²	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of Three Years and Associated Filling of Land	22.11.2024 (revoked on 22.8.2026)
8	A/NE-TKL/780 ⁵	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	28.3.2025 (revoked on 28.3.2026)
9	A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	14.3.2025
10	A/NE-TKL/812	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of Three Years	23.1.2026
11	A/NE-TKL/831 ³	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 Three Years	27.2.2026
12	A/NE-TKL/835 ⁵	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of Three Years	17.4.2026
13	A/NE-TKL/846 ⁴	Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of Three Years	11.9.2026

Remarks

- ¹ Application Nos. A/NE-TKL/695 and A/NE-TKL/762 involved the same site.
- ² Application Nos. A/NE-TKL/721 and A/NE-TKL/779 involved the same site.
- ³ Application Nos. A/NE-TKL/757 and A/NE-TKL/831 partly involved the same site.
- ⁴ Application Nos. A/NE-TKL/768 and A/NE-TKL/846 involved the same site.
- ⁵ Application Nos. A/NE-TKL/780 and A/NE-TKL/835 involved the same site.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit and implement a revised drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments on the application are at **Appendix V**.

2. Fire Safety

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

- no objection to the submitted fire service installations (FSIs) proposal; and
- should the application be approved, condition should be included to request the applicant to implement the accepted FSIs proposal; and
- his advisory comments on the application are at **Appendix V**.

3. 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 temporary structures, farmlands, village houses, vegetated areas and scattered tree groups. The proposed use is considered not incompatible with the surrounding environment;
- with reference to site visit, the Site was generally formed and fenced off. No tree nor other vegetation were observed within the Site. According to **Appendix I**, no tree felling will be involved. In view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- her advisory comments on the application are at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no comment on the regularisation of land filling from the environmental planning perspective since no further filling of land is proposed;
- no environmental complaint was received for the Site in the past three years; and
- his advisory comments on the application are at **Appendix V**.

5. Other Departments

The following Government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Project Manager (North), CEDD (PM(N), CEDD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the land filling works at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of 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) no consent has been given for inclusion of the Government Land (GL) (about 279m²) at the Site;
 - (ii) the following irregularity covered by the application has been detected by his office:
Unlawful occupation of GL covered by the application
the GL within the Site (about 279m²) has been fenced off and illegally occupied without permission. Any occupation of GL without the Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of the GL without further notice;
 - (iii) if the application is approved, the Short Term Waiver (STW) holder may need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a Short Term Tenancy (STT) to permit the occupation of the GL. The applications for modification of the STW conditions and STT will be considered by the Government in its capacity as a landlord and there is not guarantee that they will be approved. The modification of the STW or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (iv) the lot owner(s) should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless prior approval is granted;
- (e) to note the comments of the Commissioner for Transport (C for T) that the vehicular access road between Ping Che Road and the Site is not managed by the Transport Department. The land status of the local access road should be checked with DLO/N, LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period;
- (f) 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;
 - (ii) the surface channel with grating covers should be constructed along the site boundary. The

applicant should update the layout plan of the drainage proposal accordingly;

(iii) the applicant should be advised of the following general requirement in the drainage proposal:

- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- 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. He/she should also ensure that the flow from the Site will not overload the existing drainage system;
- where walls are erected or kerbs are laid along the site boundary, 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 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 rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the Site, 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 his/her completed drainage works; and
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;

(g) to note the comments of the Director of Fire Services (D of FS) that the applicant should submit a full set of the Certificate of Fire Service Installation and Equipment (FS 251) which should be incorporated in the accepted fire service installations (FSIs) proposal for his office's arrangement of FSI acceptance inspection;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’; and if toilet is proposed, to provide suitable sewage treatment facilities as required under Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP) or employ licensed waste collector to regular collect and properly dispose of the sewage collected in the proposed toilet;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) a structure and land filling are proposed at 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 Buildings Ordinance (Cap. 123) (BO). An AP should be appointed as the coordinator 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 proposed 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 coordinator 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 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 use. 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 Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- the 8m high warehouse are 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;

(k) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

- (i) the Site involves and is adjoining to GL where is not under HyD's maintenance purview;
- (ii) HyD shall not be responsible for the maintenance of proposed access connecting the Site; and
- (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

(l) to note the comments of the Project Manager (North), CEDD (PM(N), CEDD) that:

- (i) the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning & 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 proposed use falls 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. Hence, subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed use is pursued.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

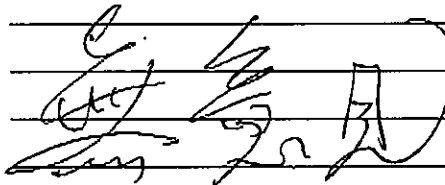
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/854

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2026-9-10

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2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月11日星期五 17:34
收件者: tpbpd/PLAND
主旨: 反對有關A/NE-TKL/854 的規劃申請
附件: MX-3060V_20260911_172652.pdf
類別: Internet Email

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/854

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對申請，通往申請地點的道路極為狹窄，多段道路缺乏完善的行人路設施。現時村民、長者及學童日常出入均需與車輛共同使用同一道路。若批准設立貨倉，必將引入大量中重型貨車，導致極其嚴重的「人車爭路」險象，直接威脅村民的生命安全，對每日往返學校的學童及行動不便的長者構成巨大的潛在交通安全隱患。貨倉營運所帶來的車流量將原本脆弱的鄉郊交通網絡徹底癱瘓。一旦發生交通擠塞，更會令救護車、消防車等緊急救援車輛無法及時進入村內，嚴重危及全村居民的生命與財產安全。基於上述對居民日常交通安全、性命保障及緊急救援的嚴重負面影響，本人希望城規會拒絕是次規劃申請。

「提意見人」姓名/名稱 Name of person/company making this comment

李復光

簽署 Signature



日期 Date

11/9/2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月24日星期四 0:16
收件者: tpbpd/PLAND
主旨: A/NE-TKL/854 DD 82 Ping Che
類別: Internet Email

A/NE-TKL/854
Lots 1355 (Part) and 1357 (Part) in D.D. 82, Ping Che, Ta Kwu Ling
Site area: 569sq.m (Includes Government Land of about 279sq.m
Zoning: "Agriculture"
Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

803 streamlined and approved 1 Aug 2025 for no apparent justification than transforming what is left of NT into brownfield. Back with and expanded footprint to include GL.

Previous objections relevant and upheld. The private lot was vegetated so presumably the GL is also in a natural state unless illegal occupation was carried out.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 10, 2025 1:59:41 AM
Subject: A/NE-TKL/803 DD 82, Ping Che

A/NE-TKL/803

Lot 1355 (Part) in D.D. 82, Ping Che, Ta Kwu Ling

Site area: About 252sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of approval. The district is not Cat 2.

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No Planning Statement provided. If the land has already been filled in, this has been done without approval, a number of applications many years ago for open storage operations were rejected.

The application should be rejected.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月25日星期五 16:25
收件者: tpbpd/PLAND; [REDACTED]
主旨: 有關的規劃申請編號: A/NE-TKL/854
附件: ANETKL854 Lots 1355 Part and 1357 Part DD 82 and Adjoining Gov Land Ping Che.pdf
類別: Internet Email

致城市規劃委員會秘書：

附上有關的規劃申請編號：A/NE-TKL/854 的反對意見回覆如下及請查附件：-

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/854

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對理由：

1. 增加鄉郊交通壓力及道路損耗，影響周邊居民生活環境

交通安全與負荷：貨倉營運必然引致中大型貨車頻繁進出坪輦路及缸瓦甫路周邊狹窄村道，加重鄉郊道路的交通損耗並構成行人安全隱患。

2. 環境滋擾

重型車輛出入及貨倉日常裝卸作業，會為附近村民帶來持續的噪音與塵埃滋擾，影響鄉郊社區的居住環境。

3. 鄰近平原河存在排水與污染風險

水浸與生態污染風險：申請地點緊鄰平原河，相關填土工程極可能改變天然排水途徑，增加周邊低窪地區的水浸風險；產生的污水或雨水徑流亦有風險流入河道，造成污染。

「提意見人」姓名/名稱 Name of person/company making this comment

打鼓嶺區鄉事委員會

[REDACTED]

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敬請回覆收妥上述電郵及以已透過傳真 [REDACTED] 回覆文件。

如有任何問題,歡迎與本會聯絡 Joey 劉小姐聯絡: [REDACTED]。

專此奉達,順頌

鈞安

打鼓嶺區鄉事委員會

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/854

反對理由：

1. 增加鄉郊交通壓力及道路損耗，影響周邊居民生活環境

交通安全與負荷：貨倉營運必然引致中大型貨車頻繁進出坪輦路及缸瓦甫路周邊狹窄村道，加重鄉郊道路的交通損耗並構成行人安全隱患。

2. 環境滋擾

重型車輛出入及貨倉日常裝卸作業，會為附近村民帶來持續的噪音與塵埃滋擾，影響鄉郊社區的居住環境。

3. 鄰近平原河存在排水與污染風險

水浸與生態污染風險：申請地點緊鄰平原河，相關填土工程極可能改變天然排水途徑，增加周邊低窪地區的水浸風險；產生的污水或雨水徑流亦有風險流入河道，造成污染。

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

打鼓嶺區鄉事委員會



簽署 Signature _____ 日期 25 Sep 2026