Relevant Extracts of the 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 the 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 nonconforming 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 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 this Guidelines are complied with.

Previous Application

Rejected Application

Application No.	Proposed Use / Development	Date of Consideration	Rejection Reasons
A/NE-TKL/152	Temporary Open Storage of Construction Materials for 3 Years	24.11.2000	R1-R3

Rejection Reasons

R1 The proposed development was not in line with the planning intention of the "Agriculture" zone which was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with potential for rehabilitation. No strong justifications had been provided for a departure from the planning intention, even on a temporary basis.

R2 The proposed open storage use was not compatible with the surrounding land uses which were predominantly agricultural and rural in character.

R3 The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment in the area.

Appendix IV of RNTPC
Paper No. A/NE-TKL/856

Similar s.16 Applications for Temporary Open Storage and/or Vehicle Park in the Vicinity of Application Site within "Agriculture" Zone in the Past Five Years

Approved Applications

No.	Application No.	Proposed Use(s) / Development (s)	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/712[%]	Renewal of Planning Approval for Temporary Private Vehicle Park for a Period of 3 Years	17.2.2023
4.	A/NE-TKL/714[#]	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023 (revoked on 19.11.2023)
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/743[$]	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024 (revoked on 19.1.2026)
8.	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)
9.	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)
10.	A/NE-TKL/755[~]	Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024 (revoked on 21.3.2026)
11.	A/NE-TKL/758	Renewal of Planning Approval for Temporary Open Storage of Recyclable Materials and Ancillary Workshop for a Period of Three Years	5.7.2024

12.	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
13.	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)
14.	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)
15.	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
16.	A/NE-TKL/786@	Proposed Temporary Open Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025 (revoked on 24.1.2026)
17.	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
18.	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
19.	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
20.	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
21.	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
22.	A/NE-TKL/823%	Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years	9.1.2026
23.	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

24.	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
25.	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
26.	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
27.	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
28.	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
29.	A/NE-TKL/846	Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years	11.9.2026

Remarks

$: Applications No. A/NE-TKL/690 (rejected application) 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/712 and A/NE-TKL/823 involve the same site.

#: Applications No. A/NE-TKL/714 and A/NE-TKL/805 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.

~: Application No. A/NE-TKL/755 is partly within portion of A/NE-TKL/831.

@: Applications No. A/NE-TKL/786 and A/NE-TKL/836 involve the same site.

^: Applications No. A/NE-TKL/840 is partly within portion of A/NE-TKL/763.

Rejected Application

Application No.	Proposed Use(s) / Development (s)	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 (approved application) involve the same site.

Rejection Reasons

R1 The proposed development was not in line with the planning intention of the "Agriculture" zone which was to retain and safeguard 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 justifications 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. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

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

2. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no in-principle objection to the application from highways maintenance point of view; and
- his advisory comments are at **Appendix VI**.

3. 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, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact on the adjacent area. The implemented drainage facilities should be maintained at all times during the planning approval period;
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed uses; and
- his advisory comments are at **Appendix VI**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective noting that heavy vehicles is involved but no domestic use is identified within 100m from the site boundary and 50m from the access road;

- for the proposed filling of land, he has no comment from the environmental perspective subject to the implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts;

- no environmental complaint related to the Site was received in the past three years; and

- his advisory comments are at **Appendix VI**.

5. 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**.

6. Landscape

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

- no adverse comment to the application from landscape planning perspective;

- based on the aerial photo taken in 2024, the Site was located in an area of rural inland plain landscape character comprising village houses, open storages, warehouses, temporary structures, vegetated areas and tree clusters. The proposed temporary uses are considered not incompatible with the surrounding environment;

- with reference to the above aerial photo and site photos taken on 15.9.2026, the Site was fenced-off and formed. Some trees of common species, mainly fruit trees, are found on it;

- five existing trees would be felled and five new native trees of *Bauhinia Blakeana* are proposed along the periphery within the Site as a landscape buffer;

- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and

- her 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 a structure 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 unauthorized 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 departments have no objection to/no comment on the application:

(a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
(b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
(c) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
(d) District Office (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

(a) failure to reinstate the application site (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;

(b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

(i) the Site comprises Old Schedule Agricultural Lot 1095 in D.D. 82 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. According to the application, the proposed vehicle access (ingress/egress) requires to pass through government land (GL). There is no right of access via the GL granted to the Site;

(ii) the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the private lot concerned. 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 subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure will be considered;

(iii) the existing fence/hoarding on site has encroached onto adjoining GL at the eastern and northern sides of the Site and the applicant should rectify it as soon as possible; and

(iv) the lot owner(s) should comply with all the land filling requirement imposed by relevant government departments;

(c) to note the comments of the Commissioner for Transport (C for T) that sufficient maneuvering space shall be provided within the Site. No vehicle is allowed to queue back to public road at any time during the planning approval period;

(d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practices and measures to avoid adverse impacts on the watercourse nearby and to avoid polluting it;

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

(i) the proposed access arrangement of the Site should be commented and approved by Transport Department (TD);

(ii) if the proposed access on Ping Che Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and

(iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(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 public sewerage connection is available. Should the applicant choose to connect his proposed sewerage systems to DSD's networks, the applicant shall furnish DSD with the connection proposal for agreement. After obtaining DSD's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to his Division for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed uses; and

(ii) the applicant should be advised to follow general requirements as shown below 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;

- 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;

- 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 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 the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(g) to note the comments of the Director of Environmental Protection (DEP) that:

(i) the applicant shall follow the requirements of the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

(ii) the applicant shall implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during filling of land; and

(iii) in case toilet is provided, suitable sewage treatment facilities as required under ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' and are duly certified by an Authorized Person (AP) shall be implemented or employing registered waste collectors to collect and dispose of the waste to avoid causing water pollution to the waterbody within the Site;

(h) to note the comments of the Director of Fire Services (D of FS) that:

(i) in consideration of the design/nature of the proposal, the applicant is advised to submit a Declaration Form together with relevant FS 251 for approval;

(ii) the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his department for approval;

(iii) the submission of a completed Declaration Form alongside valid FS 251 will be considered equivalent to compliance with the relevant approval condition; and

(iv) 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;

(i) 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;

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) the Site shall be provided with provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);

(ii) the Site abuts on a specified street (Ping Che Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R, where no plot ratio/gross floor area restriction has been stipulated in statutory plans/approved planning applications;

(iii) if any existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;

(iv) 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;

(v) 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;

(vi) 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;

(vii) 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;

(viii) 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; and

(ix) detailed checking under the BO will be carried out at the building plan submission stage; and

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

(i) the proposed 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 proposed 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 land use planning in the P&E Study, the proposed uses would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed uses are pursued.

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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/856

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature [signature] 日期 Date 2026-9.16

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 Reference Number:	260917-164733-39682
提交限期 Deadline for submission:	06/10/2026
提交日期及時間 Date and time of submission:	17/09/2026 16:47:33
有關的規劃申請編號 The application no. to which the comment relates:	A/NE-TKL/856
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 李政峰

意見詳情 Details of the Comment :

反對申請，申請地點鄰近的進出通道非常狹窄，根本沒有足夠空間容納重型貨車和大型建築機械頻繁出入。村內每日有大量長者出入，亦有學童需要步行往返校巴站。重型車輛體積龐大且存在大量盲點，極易在狹窄的鄉郊小路上演變成致命交通意外。日夜噪音與廢氣滋擾，嚴重破壞居住質素，露天存放建築材料在颱風或車輛駛過時會引致沙塵滾滾，加上貨車排放的濃烈廢氣，將嚴重惡化村內空氣質素，引發老人及兒童的呼吸道疾病。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	260924-143636-29484
提交限期 **Deadline for submission:**	06/10/2026
提交日期及時間 **Date and time of submission:**	24/09/2026 14:36:36
有關的規劃申請編號 **The application no. to which the comment relates:**	A/NE-TKL/856
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Wong

意見詳情
Details of the Comment :

I support this application.

This site can utilise the land resources as temporary parking for heavy goods vehicles and open s torage of construction materials, which facilitate the constructions works and development of H ong Kong, in particularly the Northern Metropolis.

It does not contravene with the long term planning of the Site. The Site falls within the planned Ta Kwu Ling UniTown, which would need a long time to do detailed planning and implementati on. Short-term use of this site will not hinder long-term development.

The submitted information shows that the proposed use is technically feasible and acceptable.

Therefore I support this application.

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

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月04日星期日 23:51
收件者: tpbpd/PLAND
主旨: A/NE-TKL/856 DD 82 Ping Che Road, Ta Kwu Ling

類別: Internet Email

A/NE-TKL/856
Lot 1095 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling
Site area: About 1,366sq.m
Zoning: "Agriculture" and area shown as 'Road'
Applied use: 8 Private Vehicle Park (7 Heavy Goods) / Open Storage of Construction Materials / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous approval and no relocation sob story.

The Cat 2 designated sites were designated to cope with relocations so in view of the many applications from operators who state that they cannot find suitable relocation sites the designated zones should be reserved for the stated urpose.

Mary Mulvihill