

This document is received on **15 JUN 2023**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
  - & Please attach documentary proof 請夾附證明文件
  - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明  
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301458 25/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/724
	Date Received 收到日期	15 JUN 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Lai Kwok Leung 賴國良

### 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)

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

### 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)	Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part) and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,032.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 929 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	41.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....26/04/2023..... (DD/MM/YYYY), this application involves a total of .....7..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....1..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot 1098 in D.D. 82	17.5.2023

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified .....5..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
4	Lot 1099 S.A. in D.D. 82	22.5.2023
1	Lots 1100 and 1101 in D.D. 82	24.5.2023

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of Three 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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 4,390.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 642 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 26 (8 structures, 18 converted-containers)
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 929 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 929 .....sq.m <input checked="" type="checkbox"/> 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) .Converted-containers (for ancillary storage of construction equipment and tools): 2.6m to 7.8m..... Structures (for site office or ancillary storage of construction equipment and tools): 2.6m to 5.2m Please refer to Table 3 at the planning statement. ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 3 .....
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 2 .....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 1 .....
Others (Please Specify) 其他 (請列明)	.....

**Proposed operating hours 擬議營運時間**  
**From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)**

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	Yes 是          No 否	<input checked="" type="checkbox"/> 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)) <div style="text-align: center; margin-top: 5px;"><b>Ping Che Road</b></div> <hr/> <input type="checkbox"/> 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)  <input type="checkbox"/>																														
<p>(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。)</p>																																
<p>(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？</p>	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情        No 否 <input checked="" type="checkbox"/>																															
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	Yes 是        No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> (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／範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table style="width: 100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



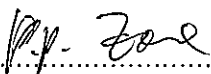
**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署



Thomas LUK

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Managing Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of

代表

Aikon Development Consultancy Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

23/5/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101(Part) and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories 新界坪輦丈量約份第82約地段第1098號(部分)、第1099號A分段(部分)、第1099號B分段(部分)、第1100號(部分)、第1101號(部分)及第1105號A分段餘段及毗連政府土地
Site area 地盤面積	5,032.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 41.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖(編號:S/NE-TKL/14)
Zoning 地帶	"Agriculture" ("AGR") 「農業」地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of Three Years 臨時露天存放建築材料、器材及機械連附屬存放建築器材、機械、工具和地盤辦公室(為期3年)

(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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	929 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	26	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7.8 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		3 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	13 % <input checked="" type="checkbox"/> 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		3
	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) _____ _____		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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) _____ _____		2 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan, Outline Zoning Plan extract, Site photos, Aerial photos, As-built drainage plan, Landscape and Tree Preservation Proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。





## **Section 16 Planning Application**

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

Lots 1098 (Part), 1099 S.A (Part), 1099  
S.B (Part), 1100 (Part), 1101 (Part), 1105  
S.A RP in D.D. 82 and Adjoining  
Government Land, Ping Che, New  
Territories

### *Planning Statement*

Prepared by  
*Aikon Development Consultancy Ltd.*

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Unit 1310, Level 13, Tower 2,  
Metroplaza, No. 233 Hing Fong Road,  
Kwai Fong, New Territories, Hong Kong  
Tel : (852) 3180 7811  
Fax : (852) 3180 7611  
Email: info@aikon.hk

May 2023

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

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 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 (hereinafter collectively referred to as “the proposed use”) at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and adjoining Government land, Ping Che, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to modify the last planning permission from the Board under planning application (No. A/NE-TKL/642) approved on 15.9.2020 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use. All the approval conditions of the last planning approval have been duly complied with by the Applicant.

The application site currently 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 12.03.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) There were five previously approved applications for open storage uses within the application site and a site being utilized for open storage of construction equipment to the immediate west were subject to numerous planning approvals;*
- (b) There will be no substantial change in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (c) It will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage provision, fire safety provision and landscape treatment would be continued to be properly maintained all the time; and*
- (e) Temporary nature of the proposed use would not jeopardize the planning intention of “AGR”.*

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毅勤發展顧問有限公司

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.

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## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時露天存放建築材料、器材及機械連附屬存放建築器材、機械、工具和地盤辦公室用途（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界坪輦丈量約份第 82 約地段第 1098 號(部份)、1099 號 A 分段（部份）、1099 號 B 分段（部份）、第 1100 號（部份）、第 1101 號（部份）、第 1105 號 A 分段餘段及毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

該申請是為修訂城規會於 2020 年 9 月 15 日批准的規劃許可（申請編號：A/NE-TKL/642），申請人希望給予機會，在申請地點繼續用作擬議用途。申請人並已如期履行申請編號 A/NE-TKL/642 的所有附加條件。

申請地點於 2010 年 3 月 12 日刊憲公佈的坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）內被劃為「農業」用途。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點內過往先後五次獲城規會批准作露天存放用途及其西面的一幅土地亦過往多次獲城規會批准作露天存放建築器材；
- (二) 申請性質與先前批准的規劃許可相比並沒有改變，而申請人已履行最近一次申請的所有規劃許可附帶條件；
- (三) 不會與城規會規劃指引（編號：TPB PG-No. 13G）造成互相抵觸；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質所涉及車輛進出數目將維持不變。再者，現時所提供的渠務和消防裝置及園林種植將會繼續保持；
- (五) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「農業」用途規劃意向。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作臨時 3 年擬議用途。

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毅 勤 發 展 顧 問 有 限 公 司

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# 1 INTRODUCTION

## 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (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 **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** (hereinafter collectively referred to as “the proposed use”) at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and adjoining Government Land, Ping Che, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 5,032.5m<sup>2</sup> (comprising 41.6m<sup>2</sup> of Government land). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Mr. Lai Kwok Leung (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to modify the last planning permission from the Board under planning application (No. A/NE-TKL/642) approved on 15.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 15.9.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use.
- 1.1.3 Part of the application site was formerly subject to a first planning approval (Application No. A/NE-TKL/158) by the Board on 24.08.2001 for Temporary Open Storage of Construction Equipment. On 21.09.2012, part of the application site was also subject to a planning approval by the Board (Application No. A/NE-TKL/390) for Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform). Due to subsequent changes at the former application site, the Applicant resubmitted a planning application (Application No. A/NE-TKL/454) for Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office which was approved by the Board on 22.11.2013, followed by a planning application (Application No. A/NE-TKL/555) for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office which was also approved by the Board on 25.8.2017. Application No. A/NE-TKL/555 was renewed in 15.9.2020 under Application No. A/NE-TKL/642. The last planning approval (i.e. Application No. A/NE-TKL/642) is valid until 15.9.2023 and

all approval conditions of the last planning approval have been duly complied with by the Applicant.

- 1.1.4 As the last planning approval will be lapsed on 15.9.2023, the Applicant wishes to seek the Board permission to continue utilising the application site for the proposed use by reflecting the latest lot boundary of Lots 1100 and 1101 in DD.82 and the maximum volume of the open storage. Comparing with the proposed scheme in the last approved planning application (Application No. A/NE-TKL/642), the current scheme involves a reduction in site area with an increase in number of structures (converted-containers only), total floor area and building height and there would be no significant change in the nature of the proposed use and the overall physical setting surrounding the application site.
- 1.1.5 The application site currently falls within an area zoned "Agriculture" ("AGR") on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.03.2010 (hereinafter referred to as "the Current OZP") (please refer to **Figure 3**). According to the Schedule of Uses for "AGR" zone attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, 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, the Applicant wishes to seek planning permission again from the Board for the proposed use on a temporary basis of 3 years.

## 1.2 Background

- 1.2.1 As evidenced in the Aerial Photo (No. A21850) which was taken on 27.07.1990 immediately before the gazettal of the Ping Che and Ta Kwu Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TKL/1 dated 17.8.1990 (hereinafter referred to as "the IDPA Plan"), the northern area of the application site (i.e. Lots 1098, 1099 S.A (Part), 1099 S.B in D.D.82) was a piece of hard paved non-agricultural land (**Illustrations 1** and **1-I** refer).
- 1.2.2 As shown by the letter of District Lands Office, North of Lands Department (LandsD) dated 22.7.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) attached per **Appendix I**, LandsD expressed their no objection view on the entire Lot 1099 S.A (including the northern area of the application site) for being utilised as open storage of construction materials without any expiry date.
- 1.2.3 This is further substantiated by the Enlarged Aerial Photo (No. A05550) subsequently



taken on 03.08.1986 per **Illustration 2** that the application site was mainly a paved non-agricultural land immediately after the issue of the aforesaid letter. It should also be borne in mind that the first planning approval (Application No. A/NE-TKL/158) by the Board on 24.08.2001 for Temporary Open Storage of Construction Equipment also covered the Lot 1099 S.A (Part) regardless of its status not being utilised for open storage use immediately before the gazettal of the IDPA Plan (please refer to **Illustrations 1 and 2**). The first planning approval also covered the southern portion of the application site for open storage use.

### 1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) To give an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization in an area already subject to the preponderance of industrial uses or open storage activities;*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
- (d) To give an opportunity to allow the proposed use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

### 1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as environmental and engineering considerations. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## **2 SITE PROFILE**

### **2.1 Location and Current Condition of the Application Site**

- 2.1.1 As shown on **Figure 1**, the application site is directly abutting Ping Che Road. Whilst a large portion of the application site has been utilised as open storage since 2001 under the first approved application (No. A/NE-TKL/158), the application site is largely flat and hard-paved land utilising for the proposed use (i.e. temporary open storage of construction materials, equipment and machineries with ancillary storage of construction equipment, machineries, tools and site office) which has been in existence since the previous application (No. A/NE-TKL/555) approved in 2017.

### **2.2 Surrounding Land-use Characteristics**

- 2.2.1 Notwithstanding that the locality of the application site is rural in character, to the south of the application site along Ping Che Road are characterized by open storage/workshop uses which were either in existence immediately before the gazettal of the IDPA Plan or are subject to planning approvals.
- 2.2.2 An open storage site and some tree groups are found to the north of the application site. To the east of the application site is Ping Che Road. To the further east of the application site across Ping Che Road are existing open storage/workshop/logistics centre uses. To the south and west of the application site is Ping Yuen River. To the west of the application site across Ping Yuen River is currently characterized by another open storage use which was subject to numerous planning applications (Application Nos. A/NE-TKL/156, 225, 281, 315, 342, 443, 553, 622 and 707) approved for open storage of construction equipment by the Board. Another open storage yard and some tree groups are also found to the south of the application across a local van track benching off from Ping Che Road.

### 3 PLANNING CONTEXT

#### 3.1 The IDPA Plan

- 3.1.1 As evidenced in the Aerial Photo (No. A21850) which was taken on 27.07.1990 immediately before the gazettal of the IDPA Plan, the northern area of the application site (i.e. Lots 1098, 1099 S.A (Part), 1099S.B in D.D.82) was a piece of hard paved non-agricultural land (**Illustrations 1 and 1-I** refer). As shown by the letter of LandsD dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) attached per **Appendix I**, LandsD expressed their no objection view on the entire Lot 1099 S.A (including the northern area of the application site) being utilised for open storage of construction materials without any expiry date. This is further substantiated by the Enlarged Aerial Photo (No. A05550) subsequently taken on 03.08.1986 per **Illustration 2** that the application site was mainly largely a piece of paved non-agricultural land after the issue of the aforesaid letter.

#### 3.2 The Current OZP

- 3.2.1 The application site currently falls within an area zoned "AGR" on the Current OZP (**Figure 3** refers). Despite the fact that the proposed use is neither Column 1 or Column 2 use under the Schedule of Uses for the subject "AGR" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

#### 3.3 Previous Planning Applications

- 3.3.1 Part of the application site was subject to the first planning approval (Application No. A/NE-TKL/158) granted by the Board on 24.8.2001 for temporary open storage of construction equipment. On 21.9.2012, part of the application site was also subject to a planning approval by the Board (Application No. A/NE-TKL/390) for temporary open storage and storage of goods (aerial working platform and elevating platform). Due to subsequent changes at the former application site, the Applicant resubmitted a planning application (Application No. A/NE-TKL/454) for Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office which was approved by the Board on 22.11.2013, followed by a planning application (Application No. A/NE-TKL/555) for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office which was also approved by the Board on 25.8.2017. Application No. A/NE-TKL/555 was renewed in 15.9.2020 under Application No. A/NE-TKL/642, the last planning approval (i.e. Application No. A/NE-TKL/642) is valid until 15.9.2023. (**Figure 4B** refers).

- 3.3.2 All approval conditions of the last approved application (Application No. A/NE-TKL/642) have been duly complied with by the Applicant. **Table 1** concludes the compliance with planning condition under the last approved application. **Appendix II** attaches the relevant discharge letters for the approval conditions.

*Table 1: Compliance with Planning Approval Conditions under the Last Approved Application*

Planning Approval Conditions		Discharged Date
(e)	the submission of a record of existing drainage facilities on the site	18.11.2020
(f)	the provision of fire extinguisher(s)	22.12.2020
(g)	the submission of proposals for water supplies for firefighting and fire service installation	9.7.2021
(h)	the provision of water supplies for firefighting and fire service installation	27.10.2021

- 3.3.3 As compared with the last approved scheme under Application No. A/NE-TKL/642, there would be changes in the application site boundary and the proposed development parameters (mainly on site area, number of structures, total floor area and building height). Whereas the nature/operation of the proposed use and the overall physical setting surrounding the application site will be very similar as the last approved scheme.

### 3.4 Similar Planning Applications

- 3.4.1 Over the years, there have been numerous planning applications approved by the Board for open storage and/or informal industrial activities and/or workshops within “AGR” zone covered by the contemporary Ping Che and Ta Kwu Ling OZP. **Table 2** below encapsulates these approved planning applications including the previously approved applications (marked with \*) to which the application site relates.

*Table 2: Approved Planning Applications for Uses being Similar to or the Same as the Proposed Use covered by the Ping Che and Ta Kwu Ling OZP over the years*

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/NE-TKL/3	Temporary Open Storage of Container Trailers	“AGR”	02.09.1994
A/NE-TKL/21	Temporary Open Storage of Construction Materials	“AGR”	24.05.1996
A/NE-TKL/22	Temporary Open Storage of Sanitary Wares	“AGR”	24.05.1996

A/NE-TKL/29	Temporary Open Storage of Planks, Reinforcing Steel and I-Beams	"AGR"	15.11.1996
A/NE-TKL/33 A/NE-TKL/77	Temporary Open storage of Construction Materials	"AGR"	20.12.1996 03.04.1998
A/NE-TKL/37	Temporary Open Storage of Planks, Reinforcing Steel and I-Beams	"AGR"	28.02.1997
A/NE-TKL/38	Temporary Open storage of Construction Materials	"AGR"	14.03.1997
A/NE-TKL/41	Temporary Warehouse	"AGR"	06.06.1997
A/NE-TKL/46 A/NE-TKL/89 A/NE-TKL/127 A/NE-TKL/149 A/NE-TKL/242 A/NE-TKL/293	Temporary Open Storage and Warehouses for Storage of Building Materials and Construction Machine Accessories	"AGR", "OS"	08.08.1997 11.09.1998 08.10.1999 27.10.2000 07.11.2003 17.11.2006
A/NE-TKL/49	Temporary Open Storage of Precast Concrete Unit	"AGR", "I(D)"	03.10.1997
A/NE-TKL/50 A/NE-TKL/102	Temporary Marble Workshop	"AGR", "OS", Road	24.10.1997 22.01.1999
A/NE-TKL/73	Temporary Open Storage of Scrap Metak	"AGR"	06.03.1998
A/NE-TKL/76 A/NE-TKL/112	Temporary Open Storage of Timber and Timber Workshop	"AGR"	03.04.1998 28.05.1999
A/NE-TKL/81 A/NE-TKL/130 A/NE-TKL/226 A/NE-TKL/277 A/NE-TKL/311 A/NE-TKL/377 A/NE-TKL/490 A/NE-TKL/585 A/NE-TKL/674	Temporary Open Storage of Construction Materials	"AGR", "V"	06.11.1998 05.11.1999 22.11.2002 09.12.2005 05.12.2008 06.12.2011 28.11.2014 03.08.2018 23.07.2021

A/NE-TKL/85	Temporary Bean Curd Factory	"AGR"	16.10.1998
A/NE-TKL/90	Temporary Bean Curd Factory	"AGR"	16.10.1998
A/NE-TKL/99	Temporary Open Storage of Construction Materials	"AGR"	11.12.1998
A/NE-TKL/103 A/NE-TKL/174 A/NE-TKL/199 A/NE-TKL/235 A/NE-TKL/289	Temporary Warehouse for Storage and Blending of Liquid Material for Use in Construction Industry	"AGR", "I(D)", "OS"	05.02.1999 07.09.2001 15.04.2002 30.05.2003 29.9.2006
A/NE-TKL/127 A/NE-TKL/149 A/NE-TKL/242 A/NE-TKL/293	Temporary Workshop and Open Storage of Building Materials and Construction Machine Accessories	"AGR", "OS"	08.10.1999 27.10.2000 07.11.2003 17.11.2006
A/NE-TKL/133 A/NE-TKL/165	Temporary Heavy Vehicle Repair Workshop	"AGR", "OS"	17.12.1999 03.08.2001
A/NE-TKL/140	Temporary Open Storage of Ceramic Tiles	"AGR"	30.06.2000
A/NE-TKL/148	Temporary Open Storage of Marble and Steel Materials for Construction, and Vehicle Repair Workshop	"AGR", "OS"	13.10.2000
A/NE-TKL/154	Temporary Marble Workshop and Open Storage of Marble	"AGR", "OS"	22.12.2000
A/NE-TKL/156 A/NE-TKL/225 A/NE-TKL/281 A/NE-TKL/315 A/NE-TKL/342 A/NE-TKL/443 A/NE-TKL/553 A/NE-TKL/622 A/NE-TKL/707	Temporary Open Storage of Construction Equipment	"AGR"	25.05.2001 22.11.2002 13.01.2006 08.05.2009 10.09.2010 27.09.2013 14.10.2016 06.09.2019 23.09.2022

A/NE-TKL/157 A/NE-TKL/219 A/NE-TKL/241 A/NE-TKL/295 A/NE-TKL/334 A/NE-TKL/460	Temporary Open Storage of Construction Materials	"AGR"	22.06.2001 11.10.2002 19.09.2003 13.04.2007 05.03.2010 13.12.2013
A/NE-TKL/158*	Temporary Open Storage of Construction Equipment	"AGR"	24.08.2001
A/NE-TKL/172 A/NE-TKL/229 A/NE-TKL/283 A/NE-TKL/318	Temporary Open Storage of Construction Equipment	"AGR", "I(D)"	14.12.2001 17.01.2003 03.03.2006 22.05.2009
A/NE-TKL/176	Temporary Open Storage of I-Beams and Barriers, Warehouse for Storage of Metal Hardware and Welding Tools, and Ancillary Office	"AGR", Road	21.03.2002
A/NE-TKL/177	Temporary Open Storage of Plastic and Metal and Warehouses for Storage of Carton Paper	"AGR", Road	21.03.2002
A/NE-TKL/191	Temporary Storage of Steelware and Machinery Parts	"AGR"	25.01.2002
A/NE-TKL/194	Temporary Storage of Waterproofing Material, Bonding Agents and Adhesives, and Flooring Products	"AGR", "OS"	08.02.2002
A/NE-TKL/198	Temporary Open Parking of Lorries	"AGR", "OS"	12.04.2002
A/NE-TKL/212 A/NE-TKL/243	Temporary Open Storage of Generators	"AGR"	23.08.2002 07.11.2003
A/NE-TKL/233 A/NE-TKL/275 A/NE-TKL/284	Temporary Warehouse and Cargo Handling	"AGR", "GB", "OS", Road	07.03.2003 09.09.2005 28.04.2006
A/NE-TKL/252 A/NE-TKL/268	Temporary Warehouse	"AGR"	26.03.2004 18.03.2005

A/NE-TKL/289	Temporary Warehouse for Storage and Blending of Liquid Material for Use in Construction Industry	"AGR", "OS", "I(D)"	29.09.2006 26.01.2007
A/NE-TKL/291 A/NE-TKL/322 A/NE-TKL/388 A/NE-TKL/515 A/NE-TKL/595 A/NE-TKL/672	Temporary Open Storage of Metals, Tools and Containers (for Office and Storage of Tools)	"AGR"	01.12.2006 18.09.2009 07.09.2012 21.08.2015 06.07.2018 09.07.2021
A/NE-TKL/307	Temporary Open Storage of Building Materials and Machinery with Ancillary Caretakers' Office and Quarters	"AGR"	08.08.2008
A/NE-TKL/345 A/NE-TKL/376	Temporary Furniture Repair Workshop and Open Storage of Metal and Steel Materials, Machine Accessories, Machinery and Equipment for Electronic Components with Ancillary Office, Electricity Transformer Station and Lavatory	"AGR", "OS"	01.04.2011 18.11.2011
A/NE-TKL/390*	Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools)	"AGR"	07.09.2012
A/NE-TKL/454*	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office	"AGR"	22.11.2013
A/NE-TKL/555*	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office	"AGR"	25.08.2017
A/NE-TKL/564	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for	"AGR"	04.05.2018



	Recycling and Workshop for Recycling		
A/NE-TKL/567	Temporary Glass Testing Workshop, Ancillary Office and Open Storage of Materials	"I(D)", "AGR"	10.11.2017
A/NE-TKL/621	Temporary Open Storage of Construction Materials	"AGR"	18.09.2020
A/NE-TKL/642*	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office	"AGR"	15.09.2020
A/NE-TKL/655	Temporary Warehouse and Open Storage of Construction Materials	"AGR"	28.05.2021
A/NE-TKL/671	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling	"AGR"	09.07.2021
A/NE-TKL/695	Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts	"AGR"	18.03.2022

### 3.5 Town Planning Board Guidelines (TPB PG-No. 13G)

3.5.1 The application site falls within Category 2 area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023. According to the said revised Guidelines for Category 2 areas, it stipulates that *'...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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.'* Based upon the assessments on the previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the current application is considered not contrary to the aforesaid Guidelines.

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. 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). The application site has an area of approximately 5,032.5m<sup>2</sup> (comprising 41.6m<sup>2</sup> of Government land). Apart from the reduction in site area with an increase in number of structures (converted-containers only), total floor area and building height, the current application shares the exact same configurations as the last approved planning application (No. A/NE-TKL/642). An ingress/egress point will be at the eastern side directly abutting Ping Che Road with 8m in width.
- 4.1.2 Construction materials and equipment to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. On the whole, all storage activities will only be confined to within the open storage area of the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted to from 7:00 a.m. to 11:00 p.m., Monday to Saturday, excluding Sunday and Public Holidays. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Figure 4A** and **Table 3**.
- 4.1.3 In comparison with the previously approved application (No. A/NE-TKL/642), the applied use, operation hours and traffic arrangement under the current application is the same as the previously approved application. The site area of the current application has reduced from 5,304m<sup>2</sup> to 5,032.5m<sup>2</sup>. Whereas, the number of structures has increased from 16 to 26 structures (i.e. from 8 to 18 converted-containers while the number of temporary structures remain unchanged) for ancillary uses such as site office, storage of small construction tools and some construction equipment to prevent exposing to sunlight or rains. The total floor area has increased from about 679m<sup>2</sup> to about 929m<sup>2</sup>, while the height of the structures has increased from not more than 6m to 7.8m. A comparison table on the major development parameters of the current application and the last approved application is shown in **Table 4** and the application area covered by previous planning approvals are shown in **Figure 4B**.

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
<b>Site Area</b>	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office	N/A	Total: 5,032.5m <sup>2</sup> (including Government Land 41.6m <sup>2</sup> )		
<b>Covered Area</b>	Temporary Structures & Converted-containers	See Below	Total: 642m <sup>2</sup> (13%)		
<b>Uncovered Area</b>	Open Storage of Construction Materials and Equipment, Machineries, Parking Spaces & L/UL Bays, Internal Vehicular Access and Landscaping	See Below	Total: 4,390.5m <sup>2</sup> (87%)		
<b>Structure A</b>	Ancillary Storage of Small Construction Tools/Construction Equipment (to prevent exposing to sunlight or rains)	1	Floor Area (About) 214m <sup>2</sup>	No. of Storey 1	Max. Height 4.5m
<b>Structure B</b>	Ditto	1	52m <sup>2</sup>	2	5.2m
<b>Structure C</b>	Ditto	1	6m <sup>2</sup>	1	2.6m
<b>Structure D</b>	Ditto	1	126m <sup>2</sup>	1	6m
<b>Structure E</b>	Ditto (Covered under Structure D)	1	30m <sup>2</sup>	2	6m
<b>Structure F</b>	Ditto (Covered under Structure D)	1	30m <sup>2</sup>	2	6m
<b>Structure G</b>	Ditto	1	49m <sup>2</sup>	1	4.5m
<b>Structure H</b>	Ditto	1	25m <sup>2</sup>	1	2.6m
<b>Converted-containers</b>	Ancillary Storage of Small Construction Tools	13	312m <sup>2</sup>	1-3	7.8m
<b>Converted-containers</b>	Site Office	5	85m <sup>2</sup>	1-3	7.8m
			<b>Total: 929m<sup>2</sup></b>		
<b>Operation Hours</b>	N/A	N/A	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)		
<b>Ingress/Egress</b>	Vehicular Access	1	8m wide		
<b>Anticipated Vehicular Trips (Max. per Day)</b>	N/A	Not more than 20	N/A		
<b>Parking Space</b>	Private Car	3	5(L) x 2.5(W)		
<b>L/UL Bay</b>	HGV	1	11m(L) x 3.5m(W)		
	LGV	2	7m(L) x 3.5m(W)		

*Table 4: A Comparison Table on the Major Development Parameters of the Current Application and the Last Approved Application*

Major Development Parameters	Last Approved Application No. A/NE-TKL/642	Current Application	Difference
Application Site	Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100, 1101 and 1105 S.A RP in D.D. 82 and Adjoining Government Land	Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101(Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land	Minor change in application site boundary to reflect the latest lot boundary of Lots 1100 and 1101 in DD.82
Site Area (About)	5,304m <sup>2</sup>	5,032.5m <sup>2</sup>	-271.5m <sup>2</sup> (-5%)
Applied Use	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	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	Same use but under a fresh application
Applied Period	3 years	3 years	No Change
Operation Hours	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)	No Change
Number of Structures	16	26	+10 Converted-containers (+63%)
Total Floor Area (About)	679m <sup>2</sup>	929m <sup>2</sup>	+250m <sup>2</sup> (+37%)
Max. Building Height	Not more than 6m	Not more than 7.8m	+1.8m (+30%)
Boundary Fencing Height (About)	2.8m	2.8m	No Change
No. of Parking Space	3	3	No change
No. of L/UL Bay	3	3	No change
-HGV	1	1	No change
-LGV	2	2	No change

### 4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The width of the ingress/egress point of the application site abutting Ping Che Road is about 8m wide and there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site such that no waiting or queuing of goods vehicles along Ping Che Road will arise under any circumstances (**Figure 4** refers). In addition, three private parking spaces, one loading/unloading bay (L/UL Bay) for heavy goods vehicle (HGV) and two L/UL Bay for light goods vehicle (LGV) are proposed. Apart from that, no visitor parking is considered required to be proposed within the application site. According to the Applicant, trips for transporting the construction materials and equipment to/from the application site made by the goods vehicles will be not more than 20 trips daily which is the same as the last approved planning application (No. A/NE-TKL/642) and the proposed use only serve for those who require temporary facilities to store construction materials and equipment.

### 4.4 Provision of Existing Landscape Treatment

- 4.4.1 As shown in **Figures 5** and **5A**, 35 existing trees (*Species: Ficus microcarpa and others*) with a height of at least 6m and at an interval of 2.5m spacing each are currently found along/near the boundary of the application site. Since the existing trees are all in good condition, it is proposed to preserve all of the trees to continue screening off the proposed use from the surrounding area.

### 4.5 Drainage Arrangement

- 4.5.1 As shown in **Figures 6** and **6A**, there is currently a U-channel with 225mm in diameter running along the south-western boundary which was duly implemented since the first planning approval (No. A/NE-TKL/158) dated 24.08.2001 as compliance of relevant approval condition. According to the Applicant, such drainage provision, instead of a provision of a U-channel along the entire application site boundary, was considered acceptable by Drainage Services Department (DSD) by virtue of the former topography of the application site that it is slightly descending to the southwest and surface run off throughout the application site will be naturally diverted to the southwest and be effectively collected/discharged via the existing U-channel to the existing stream running along the western boundary of the application site.
- 4.5.2 Given that 1) the physical states of the application site and its immediate neighbourhood has remain unchanged since the first planning approval (No. A/NE-TKL/158); 2) the drainage facilities were carefully maintained by the Applicant and considered acceptable under the last planning approval (No. A/NE-TKL/642) as compliance of relevant approval condition; and 3) no flooding problems/complaints

ever raised during the approval period of the previously approved applications, it is therefore proposed to continue maintaining the existing U-channel under the current application. If further required and considered essential, the Applicant will further implement additional drainage facility to the satisfaction of DSD by way of compliance of approval condition(s).

#### **4.6 Noise Consideration**

- 4.6.1 Over the years, the surrounding environ has either been characterised by open storage uses/activities or numerous mature tall trees without any noise sensitive receivers nearby. As such, posing adverse noise impact to any noise sensitive receivers should not be pertinent to say so. Moreover, 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. As such, neither insurmountable noise problem nor visual impact shall be induced by the renewal of the current application.

#### **4.7 Fire Safety Consideration**

- 4.7.1 The application site is served with fire service installations (FSI) which were duly implemented subsequent to last planning approval granted for the planning application (No. A/NE-TKL/642) as compliance of relevant approval condition. The existing FSI will continue to be properly maintained during the approval period should this application be approved. If required and considered essential, the Applicant will submit a new FSI proposal and further implement the additional FSI to the satisfaction of Fire Services Department by way of compliance of approval condition(s).

## 5 PLANNING JUSTIFICATIONS

### 5.1 Proposed Use Not Being Objected before the Gazettal of the IDPA Plan

5.1.1 As shown in the Aerial Photo (No. A21850) (**Illustrations I and 1-I** refer) which was taken on 27.07.1990 immediately before the gazettal of the IDPA Plan, the application site save and except its northern portion (i.e. Lots 1098, 1099 S.A (Part) and 1099S.B), was a piece of hard-paved non-agricultural land. As evidenced by the letter of LandsD dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) (**Appendix I** refers), LandsD expressed their no objection view on the entire Lot 1099 S.A (including the northern portion of the application site) for being utilised as open storage of construction materials without any expiry date. This is further substantiated by the Enlarged Aerial Photo (No. A05550) (**Illustration 2** refers) subsequently taken on 03.08.1986 that the application site was largely a paved non-agricultural land immediately after the issue of the aforesaid letter.

5.1.2 More importantly, the first planning approval (Application No. A/NE-TKL/158) by the Board on 24.08.2001 for Open Storage of Construction Equipment covered the Lot 1099 S.A of the application site regardless of its status not being utilised for open storage use immediately before the gazettal of the IDPA Plan. In view of the above, proposed use within the application site, including its northern portion, shall deserve sympathetic consideration by the Board.

### 5.2 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Last Planning Approval

5.2.1 Apart from the reduction in site area with an increase in number of structures (converted-containers only), total floor area and building height, the nature of the current application in terms of approval period sought and proposed use is in principle the same as that proposed in the previous planning application(s) i.e. open storage use. More importantly, there have been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with all the previously approved planning application(s). As such, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has complied with all the planning conditions under last approval under Application No. A/NE-TKL/642 within specified time limits (**Table 1** refers). In view of this, the current application shall be deemed capable of being considered favourably.

### **5.3 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)**

- 5.3.1 The application site falls within Category 2 area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023. According to the general planning criteria for Categories 2 areas as stipulated under TPB PG-No. 13G, *‘...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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.’* Based upon the assessments on the five previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the current application in very similar nature is considered not contrary to the TPB PG-No. 13G.

### **5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “AGR” Zone**

- 5.4.1 Notwithstanding the application site falls within an area zoned “AGR” on the Current OZP and that five previous planning approvals were ever granted by the Board when the application site was being zoned “AGR”, temporary nature of the current application will by no means jeopardize the long-term planning intention of “AGR” should it be considered essential to be implemented by the Board in future.
- 5.4.2 Having considered the fact that some open storage uses are sited to the immediate west, south and north of the application site, bringing forward the planning intention of “AGR” zone is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously meet the demands on the proposed use.
- 5.4.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “AGR” zone or any planned infrastructural development.

### **5.5 Optimization of Valuable Land Resources**

- 5.5.1 The proposed use would take full advantage of the location and the exceptional physical state/unique background of the application site i.e. directly abutting Ping Che



Road for open storage use subject to no objection by LandsD and previous planning approvals. By allowing the proposed use, land use optimization and concentration of similar uses in replacement of open storage and industrial sprawl in unsuitable locations could be achieved. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

## **5.6 No Adverse Infrastructural nor Environmental Impacts**

- 5.6.1 There will no changes in terms of nature of the proposed use, operation hours, no. of trips involved, and more importantly, the existing drainage, fire safety provision and landscape treatment would be continued to be properly maintained all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be granted by the Board.

## **5.7 Application Site is Subject to Previous Planning Approvals for Same/Similar Use**

- 5.7.1 Before the last approved application (No. A/NE-TKL/642) involving the entire application site, there have been four previous planning approvals for uses of a very similar nature with the currently proposed use at the application site in the past decade. The foregoing approved planning applications more or less imply the Board's recognition to allow certain degree of flexibility being given to open storage uses within or surrounding the application site on a temporary basis regardless of the planning intention of "AGR" zone.

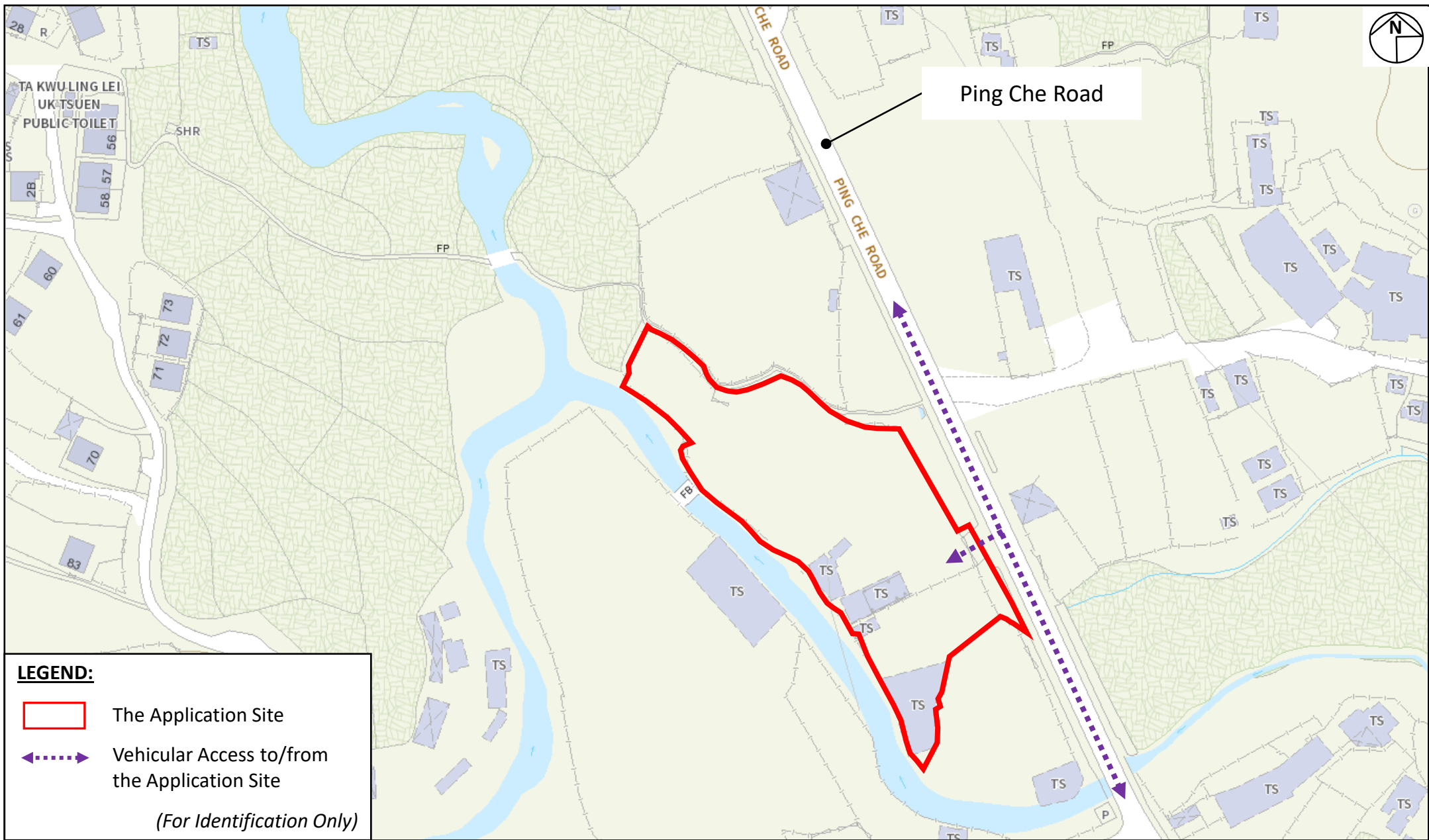
## 6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application 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 at the application site. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to modify the last planning permission from the Board under planning application (No. A/NE-TKL/642) approved on 15.9.2020 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use. All the approval conditions of the last planning approval have been duly complied with by the Applicant.
- 6.1.3 The application site currently falls within an area zoned “AGR” on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *There were five previously approved applications for open storage uses within the application site and a site being utilized for open storage of construction equipment to the immediate west were subject to numerous planning approvals;*
  - (b) *There will be no substantial change in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
  - (c) *It will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
  - (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage provision, fire safety provision and landscape treatment would be continued to be properly maintained all the time; and*
  - (e) *Temporary nature of the proposed use would not jeopardize the planning intention of “AGR”.*
- 6.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.

## List of Figures

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Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. S00000109807_0001)
Figure 3	Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Figure 4	Indicative Layout Plan
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Figure 6	As-built Drainage Plan
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**Project:**

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Location Plan

**Figure:**

1

**Scale:**

Not to Scale

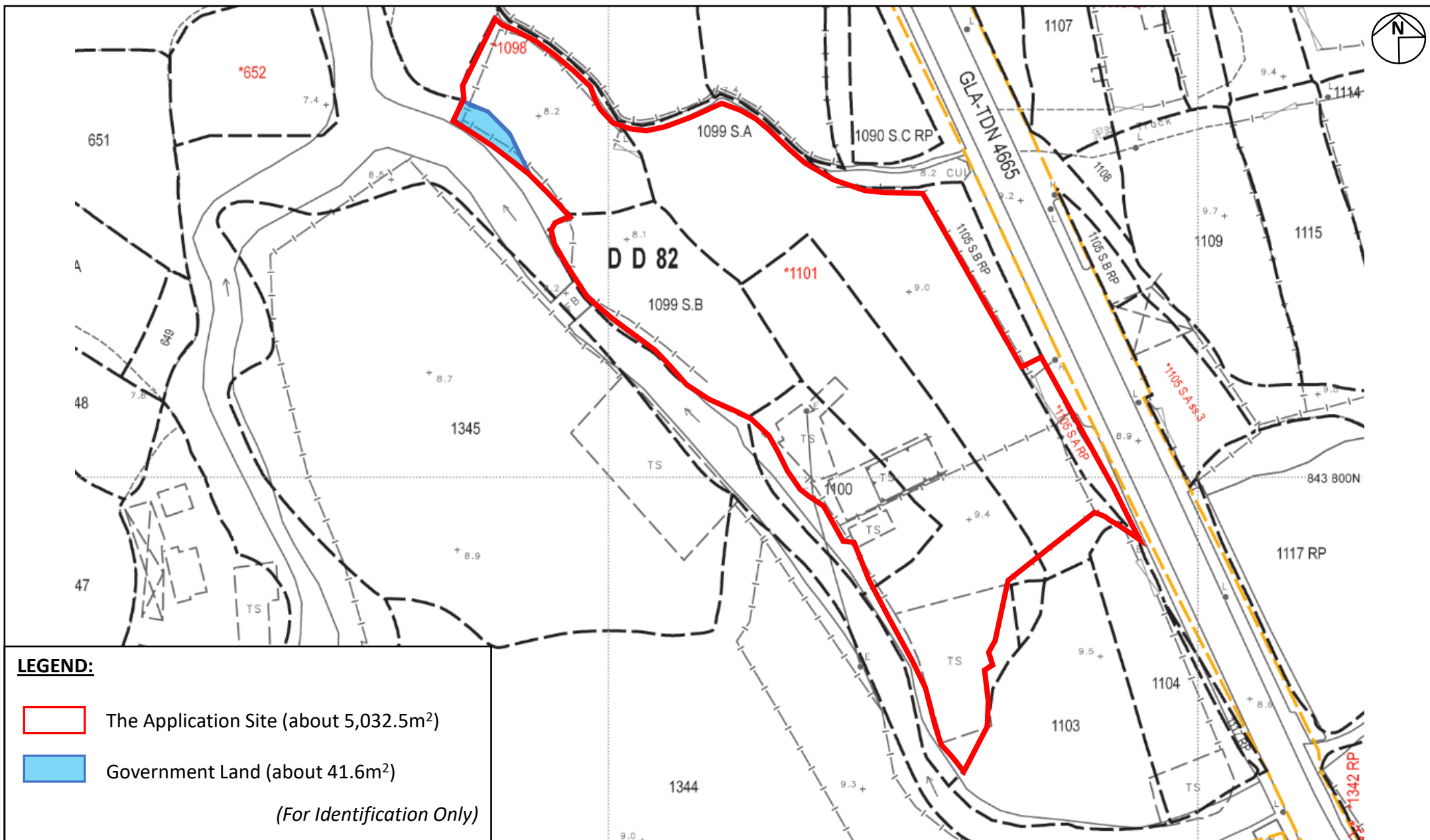
**Date:**

May 2023

Ref.: ADCL/PLG-10259/R001/F001



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**Project:**

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Extract of Lot Index Plan  
(No. ags\_S00000109807\_0001)

**Figure:**

2

**Scale:**

Not to Scale

**Date:**

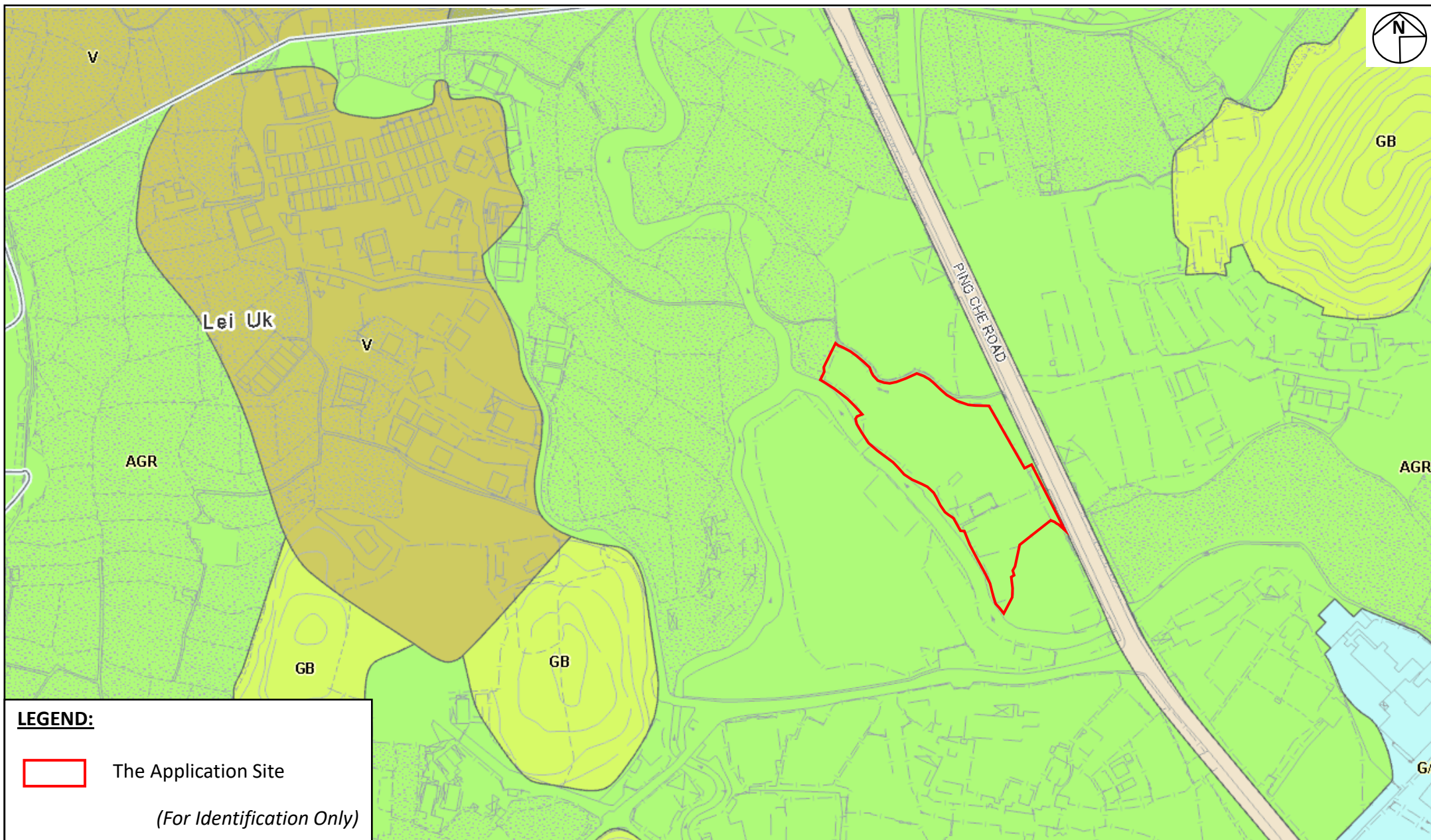
May 2023

Ref.: ADCL/PLG-10259/R001/F002



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Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Extract of Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

Ref.: ADCL/PLG-10259/R001/F003

**Figure:**

3

**Scale:**

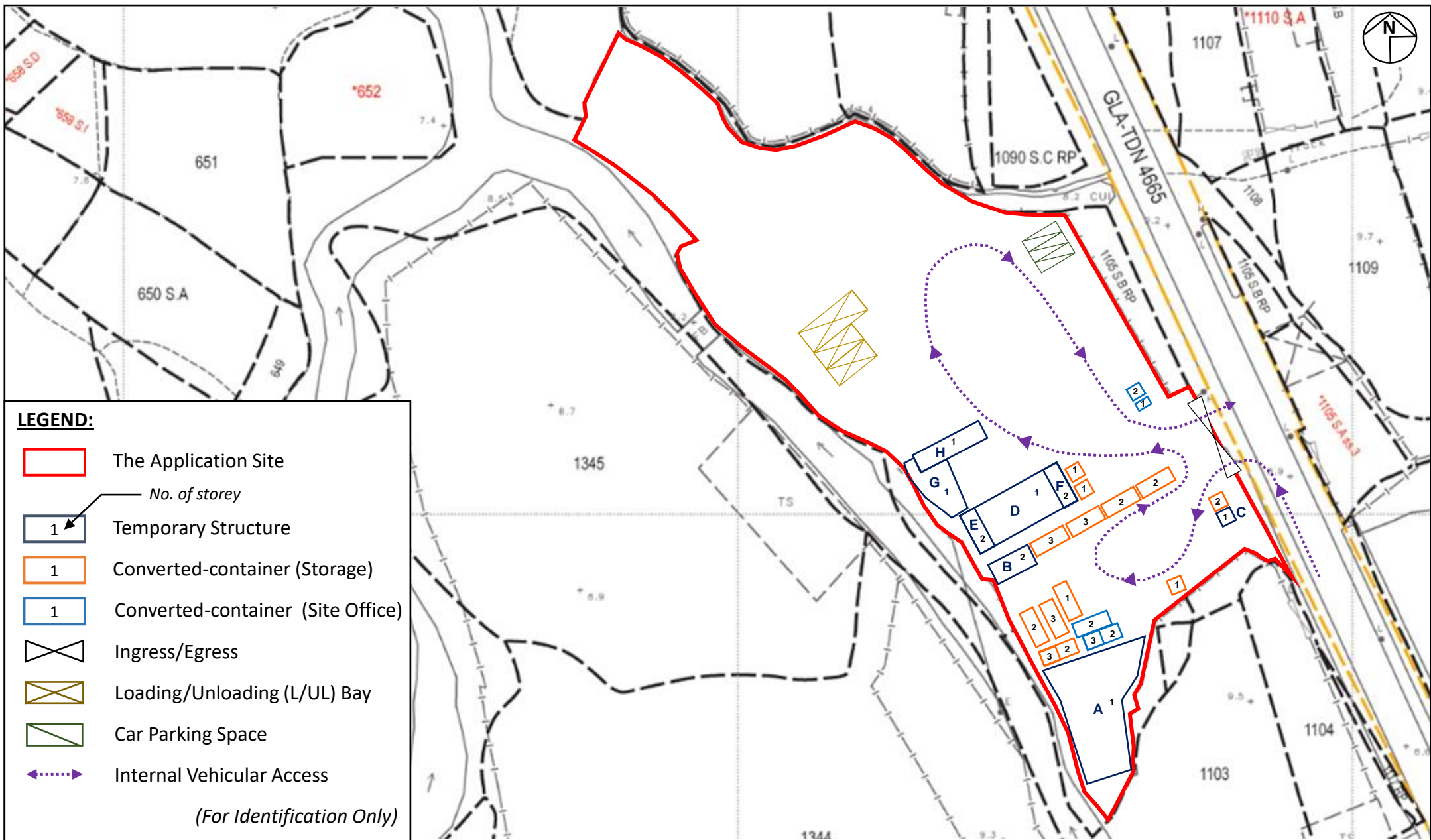
Not to Scale

**Date:**

May 2023



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**Project:**

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Layout Plan

**Figure:**

4

**Scale:**

Not to Scale

**Date:**

May 2023



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Ref.: ADCL/PLG-10259/R001/F004

Items	Applied Uses(s) / Description (s)	No(s).	Design Parameter(s) (about)		
<b>Site Area</b>	Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office	N/A	Total: 5,032.5m <sup>2</sup> (including Government Land 41.6m <sup>2</sup> )		
<b>Covered Area</b>	Temporary Structures/Containers	See Below	Total: 642m <sup>2</sup> (13%)		
<b>Uncovered Area</b>	Open Storage of Construction Materials and Equipment, Machineries, Parking Space & L/UL Bay, Internal Vehicular Access and Landscaping	See Below	Total: 4,390.5m <sup>2</sup> (87%)		
			<u>Floor Area</u>	<u>No. of Storey</u>	<u>Max. Height</u>
<b>Structure A</b>	Ancillary Storage of Small Construction Tools/Construction Equipment (to prevent exposing to sunlight or rains)	1	214m <sup>2</sup>	1	4.5m
<b>Structure B</b>	Ditto	1	52m <sup>2</sup>	2	5.2m
<b>Structure C</b>	Ditto	1	6m <sup>2</sup>	1	2.6m
<b>Structure D</b>	Ditto	1	126m <sup>2</sup>	1	6m
<b>Structure E</b>	Ditto (Covered under Structure D)	1	30m <sup>2</sup>	2	6m
<b>Structure F</b>	Ditto (Covered under Structure D)	1	30m <sup>2</sup>	2	6m
<b>Structure G</b>	Ditto	1	49m <sup>2</sup>	1	4.5m
<b>Structure H</b>	Ditto	1	25m <sup>2</sup>	1	2.6m
<b>Converted-containers</b>	Ancillary Storage of Small Construction Tools	13	312m <sup>2</sup>	1-3	7.8m
<b>Converted-containers</b>	Site Office	5	85m <sup>2</sup>	1-3	7.8m
		<b>Total:</b>	<b>929 m<sup>2</sup></b>		
<b>Operation Hours</b>	N/A	N/A	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)		
<b>Ingress/Egress</b>	Vehicular Access	1	8m wide		
<b>Anticipated Trips (Max. per Day)</b>	N/A	Not more than 20 in total <sup>A</sup>	N/A		
<b>Parking Space</b>	Private Car	3*	5m (L) x 2.5m (W)		
<b>L/UL Bay</b>	(1) HGV	1*	11m (L) x 3.5m (W)		
	(2) LGV	2*			

**Δ\*Remarks:**

<sup>Δ</sup> Not more than 20 trips made by either Visitor Car on HGV in total were based on the previous approved planning application (No. A/NE-TKL/555), as there is no change in operation hour or nature of use between the current and previous approved application (No. A/NE-TKL/642).

\* Proposed Nos. of parking spaces , L/UL bay and the type of vehicles remain unchanged with the previous approved planning application (No. A/NE-TKL/642).

**Project:**

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Indicative Layout Plan  
(Development Parameters)

Ref.: ADCL/PLG-10259/R001/F004A

**Figure:**

4A

**Scale:**

N/A

**Date:**

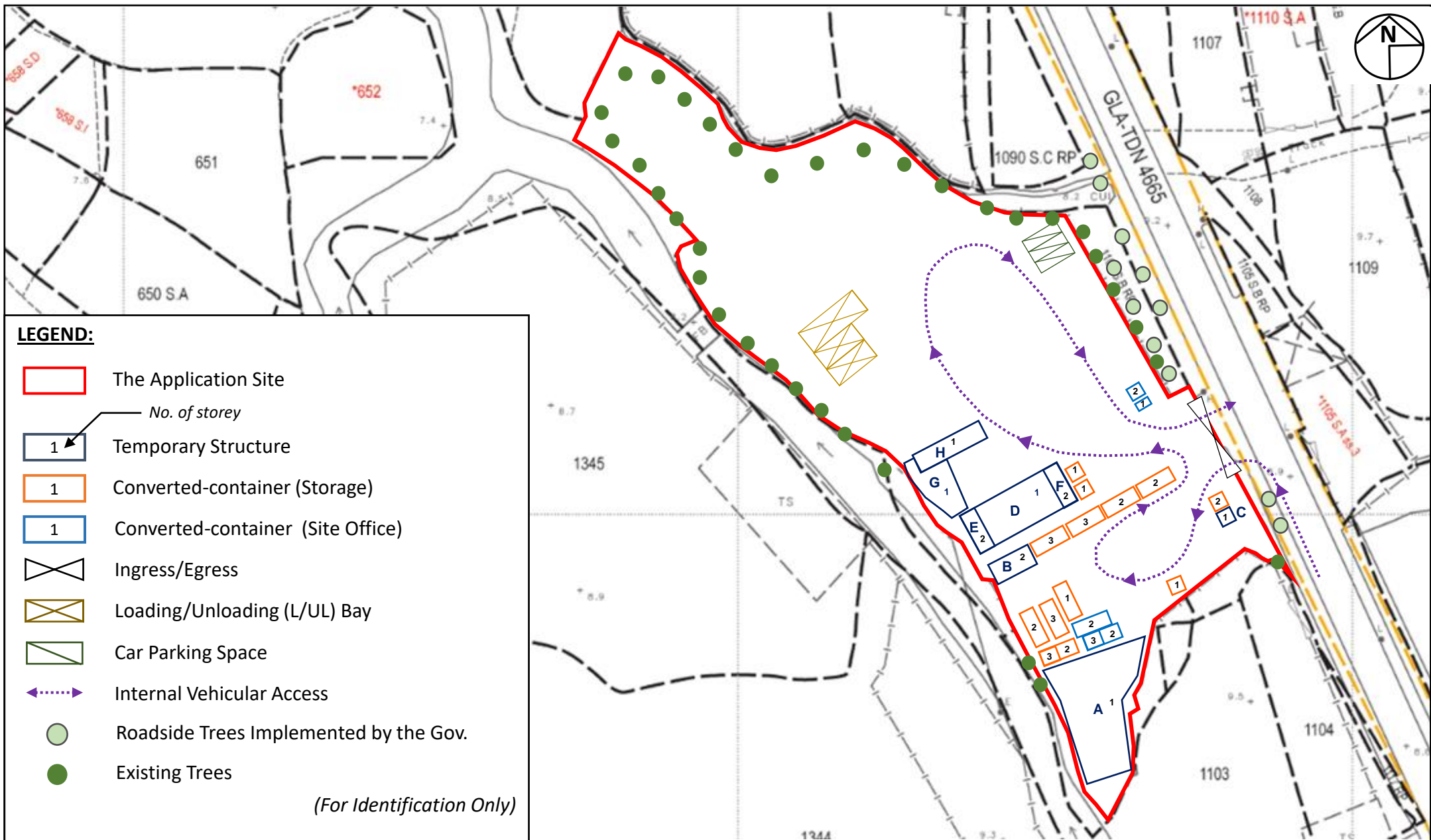
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**Project:**

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Landscape and Tree Preservation Proposal

**Figure:**

5

**Scale:**

Not to Scale

**Date:**

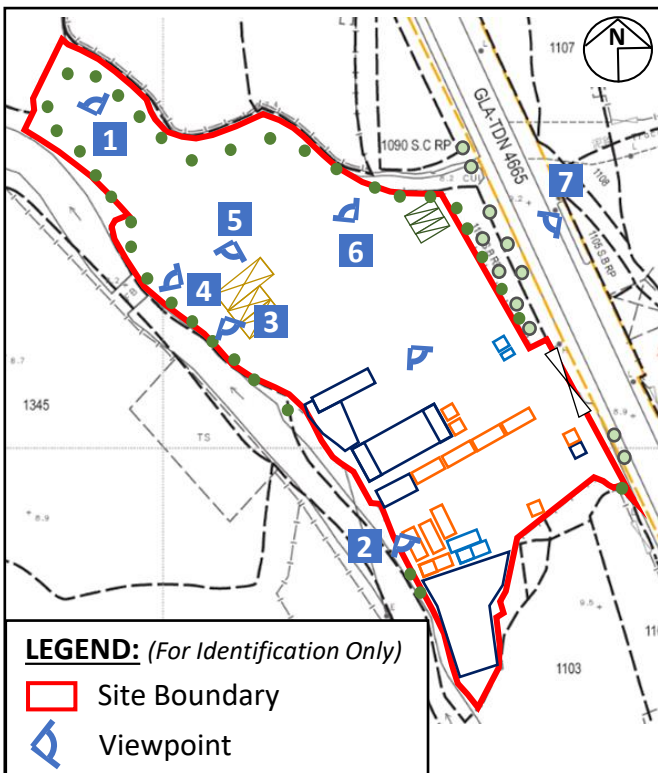
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Ref.: ADCL/PLG-10259/R001/F005



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#### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

#### Title:

Current Conditions of the Existing Trees (Photos taken in May 2023)

Ref.: ADCL/PLG-10259/R001/F005A

#### Figure:

5A

#### Scale:

Not to Scale

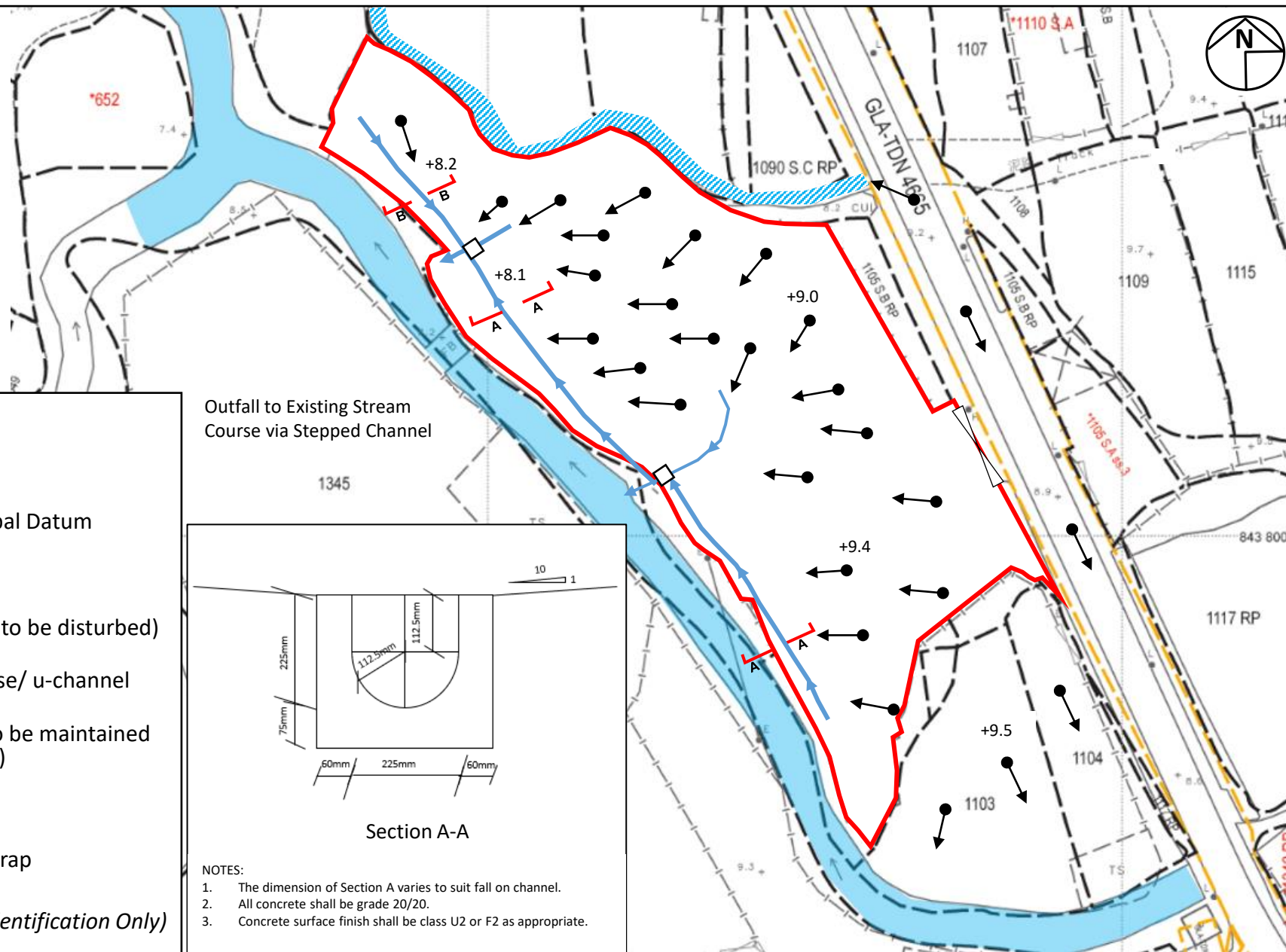
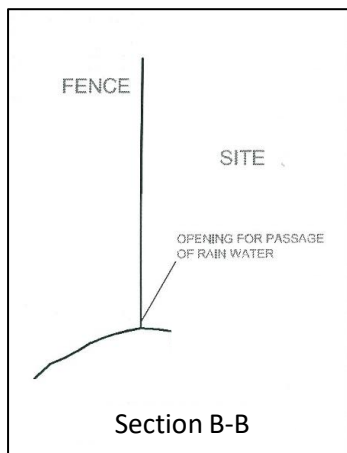
#### Date:

May 2023



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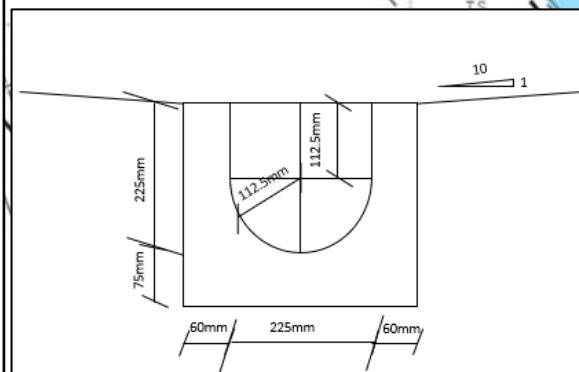




### LEGEND:

- The Application Site
- +8.2 Meters above Principal Datum
- Ingress/Egress
- Ping Yuen River (not to be disturbed)
- Existing stream course/ u-channel
- Existing U-channel to be maintained (225mm in diameter)
- Flow direction
- Catch pit with sand trap

(For Identification Only)



Section A-A

### NOTES:

1. The dimension of Section A varies to suit fall on channel.
2. All concrete shall be grade 20/20.
3. Concrete surface finish shall be class U2 or F2 as appropriate.

### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

### Title:

As-Built Drainage Plan

### Figure:

6

### Scale:

Not to Scale

### Date:

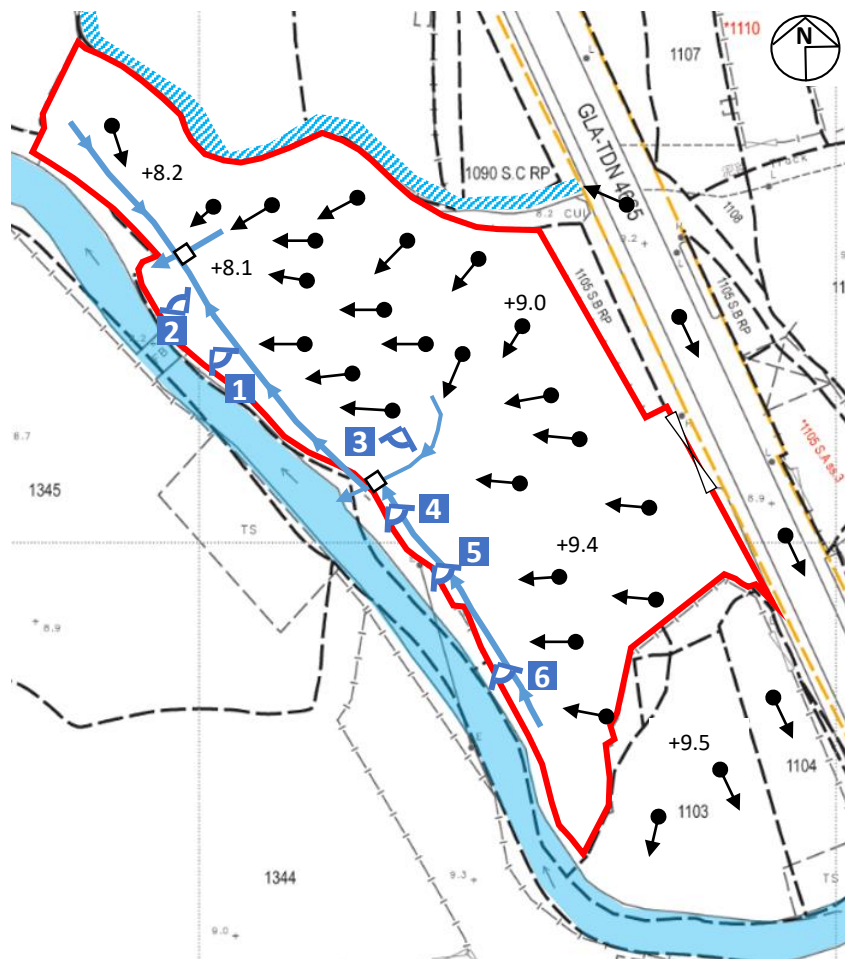
May 2023

Ref.: ADCL/PLG-10259/R001/F006



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#### LEGEND:

- ▭ Site Boundary
 ➤ Viewpoint  
 (For Identification Only)



#### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

#### Title:

Current Conditions of the Existing Drainage Facilities  
 (Photos taken in May 2023)

#### Figure:

6A

#### Scale:

Not to Scale

#### Date:

May 2023

Ref.: ADCL/PLG-10259/R001/F006A



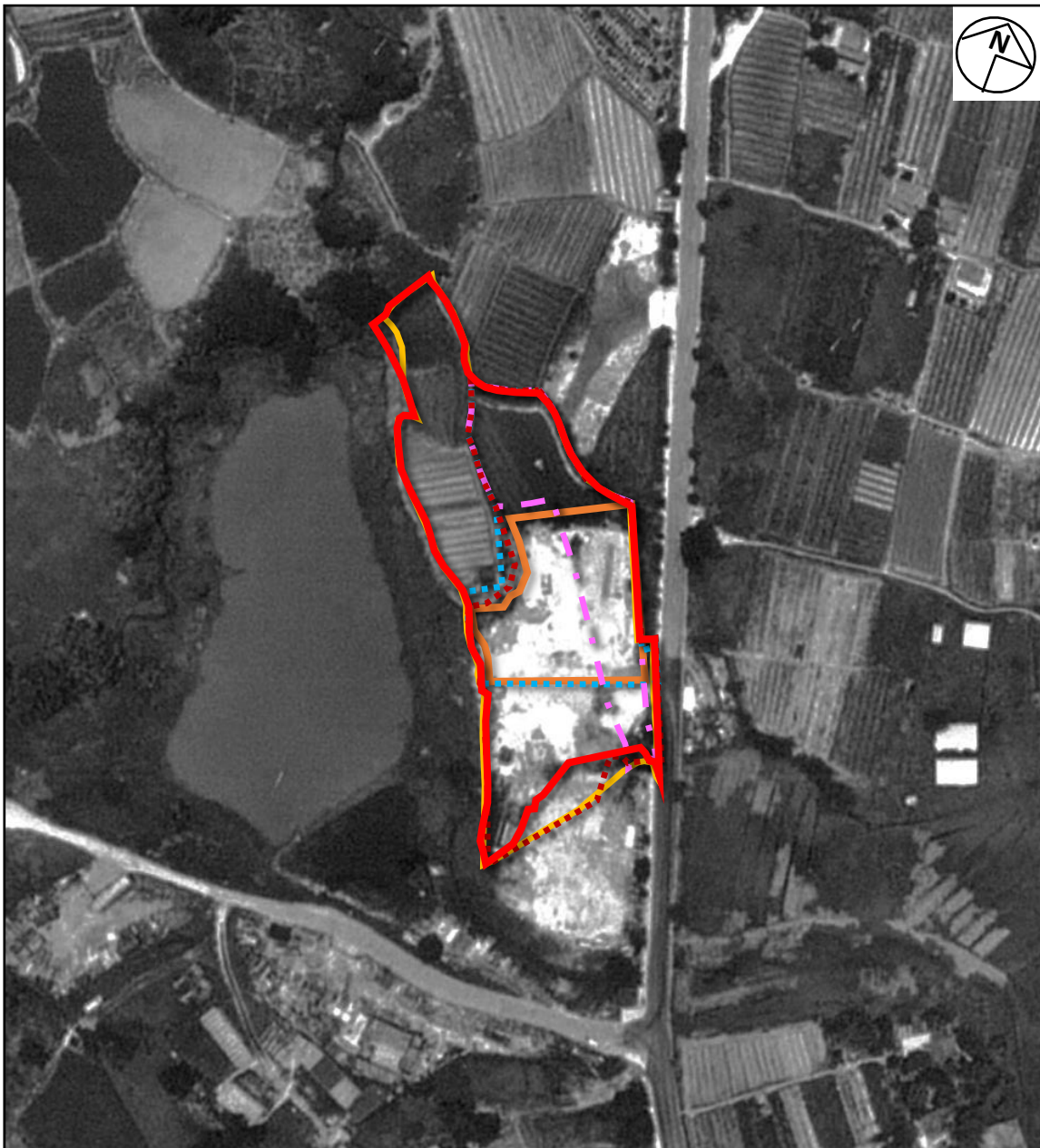
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## List of Illustrations

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Illustration 1	Aerial Photo (No. A21850) taken on 27.07.1990
Illustration 1-I	Enlarged Aerial Photo (No. A21850) taken on 27.07.1990
Illustration 2	Enlarged Aerial Photo (No. A05550) taken on 03.08.1986
Illustration 3	Existing Condition of the Application Site





## LEGEND:

(For Identification Only)

- The Application Site
- Lot 1099 S.A Boundary  
(This Lot was Subject to No Objection to be utilised for Open Storage of Construction Materials by LandsD as per their letter dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) in **Appendix 1** attached)
- Approved Area for Open Storage of Construction Equipment by the Board on 24.08.2001  
(**Application No. A/NE-TKL/158**)
- Approved Area for Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) by the Board on 21.09.2012  
(**Application No. A/NE-TKL/390**)
- Approved Area for Open Storage of Construction Equipment by the Board on 22.11.2013  
(**Application No. A/NE-TKL/454**)
- Approved Area for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office by the Board on 25.08.2017  
(**Application No. A/NE-TKL/555**)  
(**Application No. A/NE-TKL/642**: Renewal of Planning Approval approved by the Board on 15.09.2020, same boundary as Application No. A/NE-TKL/555)

### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

### Title:

Aerial Photo (No. A21850) taken on 27.07.1990

### Illustration:

1

### Scale:

Not to Scale

### Date:

May 2023

Ref.: ADCL/PLG-10259/R001/I001



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## LEGEND:

(For Identification Only)

- The Application Site
- Lot 1099 S.A Boundary  
(This Lot was Subject to No Objection to be utilised for Open Storage of Construction Materials by LandsD as per their letter dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) in **Appendix 1** attached)
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### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

### Title:

Enlarged Aerial Photo (No. A21850) taken on 27.07.1990

### Illustration:

1-I

### Scale:

Not to Scale

### Date:

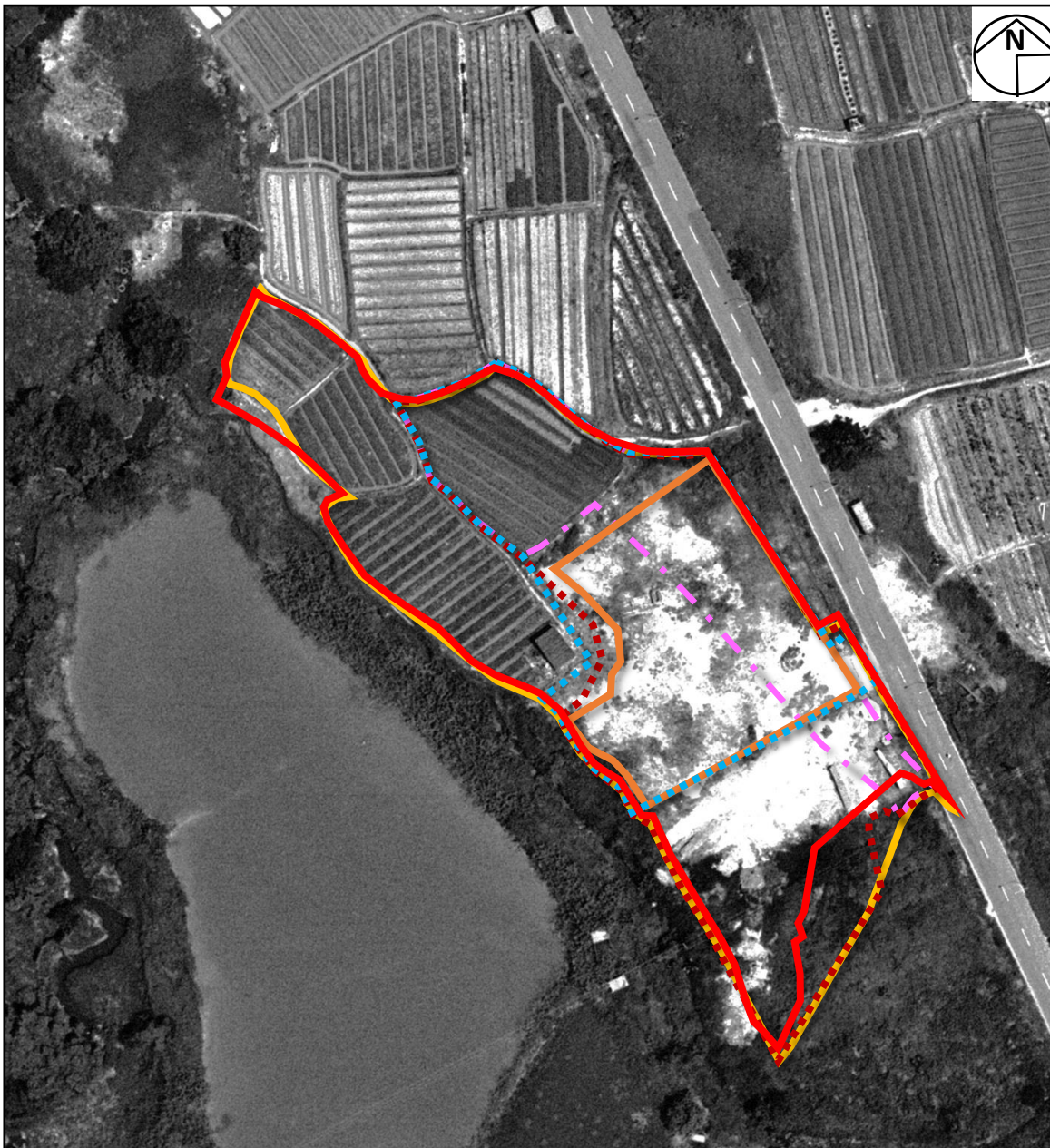
May 2023

Ref.: ADCL/PLG-10259/R001/I001-I



AIKON DEVELOPMENT CONSULTANCY LTD.





## LEGEND:

(For Identification Only)

- The Application Site
- Lot 1099 S.A Boundary  
(This Lot was Subject to No Objection to be utilised for Open Storage of Construction Materials by LandsD as per their letter dated 22.07.1986 (LandsD's Ref.: (5) in LNT 243/NAT/80) in **Appendix 1** attached)
- Approved Area for Open Storage of Construction Equipment by the Board on 24.08.2001  
(**Application No. A/NE-TKL/158**)
- Approved Area for Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) by the Board on 21.09.2012  
(**Application No. A/NE-TKL/390**)
- Approved Area for Open Storage of Construction Equipment by the Board on 22.11.2013  
(**Application No. A/NE-TKL/454**)
- Approved Area for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office by the Board on 25.08.2017  
(**Application No. A/NE-TKL/555**)  
(**Application No. A/NE-TKL/642: Renewal of Planning Approval** approved by the Board on 15.09.2020, same boundary as Application No. A/NE-TKL/555)

### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

### Title:

Aerial Photo (No. A05550) taken on 03.08.1986

### Illustration:

2

### Scale:

Not to Scale

### Date:

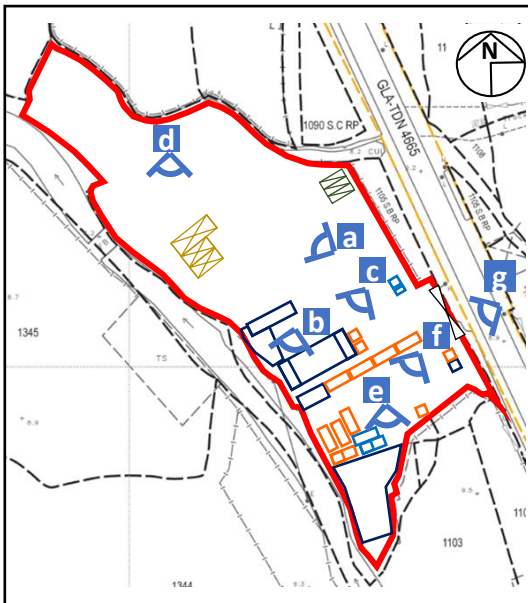
May 2023

Ref.: ADCL/PLG-10259/R001/I002



AIKON DEVELOPMENT CONSULTANCY LTD.





#### LEGEND:

Site Boundary    d Viewpoint  
(For Identification Only)



#### Project:

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

#### Title:

Existing Condition of the Application Site

#### Illustration:

3

#### Scale:

Not to Scale

#### Date:

May 2023

Ref.: ADCL/PLG-10259/R001/1003



AIKON DEVELOPMENT CONSULTANCY LTD.

## List of Appendices

Appendix I	Letter from Lands Department dated 22.07.1986 concerning “No Objection” view on Lot 1099 S.A being utilized for Open Storage of Construction Materials
Appendix II	Discharge letters for approval conditions (e) to (h) of last approved application (No. A/NE-TKL/642)

## Appendix I

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Letter from Lands Department dated 22.07.1986 concerning “No Objection” view on Lot 1099 S.A being utilized for Open Storage of Construction Materials

北 區 地 政 處

新界粉嶺馬會道  
粉嶺迴旋處



DISTRICT LANDS OFFICE, NORTH

Jockey Club Road,  
Fanling Roundabout,  
Fanling, New Territories.

本處接獲 Our Ref: (5) in LNP 243/NAT/80

來函編號 Your Ref:

Tel. No.: 0-902643

Mr. H. Tat-tsoi.

22 JUL 1986

Dear Sir,

Lot No. 1099SA in DD 82

I refer to your letter dated 8 April 1986.

While I have no objection to your using the subject lot which is an Old Scheduled Agricultural lot as open storage of construction materials, I regret that your application for erecting a watchman shed thereon cannot be approved as you are not entitled to such a structure under the provisions of the Block Crown Lease.

Yours faithfully,

( Johnny Ho )  
Estate Surveyor

for District Lands Officer/North

Encl. With Chinese translation

LCE/el



北區地政處用箋

第

號第

頁檔號

(5) LVT 203/NAT/82

第八十二約地段第一〇九九SA號  
李達財先生：

本年四月八日的來信收到了。

我並不反對你使用那幅舊批農業地段作露天存放  
建築原料的用途；不過，對於你在土地上興建一間更寮  
的申請，本處不能予以批准，原因是根據集體官契的條  
款，你無權築建這類建築物。

署理北區地政專員祁富知

(產業測量師何兆強代行)

一九

年

月

日

22/7/82

## Appendix II

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Discharge letters for approval conditions (e) to (h) of last approved application (No. A/NE-TKL/642)

## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T.

本函檔號 Your Reference : ADCL/PLG-10215/L002  
本署檔號 Our Reference : ( ) in TPB/A/NE-TKL/642  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

**By Post and Fax (3180 7611)**

Aikon Development Consultancy Limited  
Unit 1310, Level 13  
Tower 2 Metroplaza  
223 Hing Fong Road  
Kwai Chung, New Territories  
(Attn.: Mr. Thomas LUK)

18 November 2020

Dear Mr. LUK,

**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 in "Agriculture" Zone, Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part),  
1100, 1101 and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che**

**(Compliance with Approval Conditions (e) and (f) for Application No. A/NE-TKL/642)**

I refer to your submissions dated 11.11.2020 for compliance with approval conditions (e) and (f) in relation to the submission of a record of existing drainage facilities on the site and the provision of fire extinguisher(s) respectively under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Henry YU; Tel. No.: 2300 1407) has been consulted and advised that approval condition (e) is considered complied with. His comments are attached at **Appendix I**. For condition (f), your submission is still being processed by the Director of Fire Services. His comment(s) will be conveyed to you once available.

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this department at 2158 6391.

Yours sincerely,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning



## **Appendix I**

Comments of the Chief Engineer/Mainland North, Drainage Services Department  
(Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- (a) The applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities.
- (b) The applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

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Internal

CTP/TPB(1)

Site record

HFC/TF/MC/TW/tw

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

本函檔號 Your Reference : ADCL/PLG-10215/L002  
本署檔號 Our Reference : ( ) in TPB/A/NE-TKL/642  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

**By Post and Fax (3180 7611)**

22 December 2020

Aikon Development Consultancy Limited  
Unit 1310, Level 13  
Tower 2 Metroplaza  
223 Hing Fong Road  
Kwai Chung, New Territories  
(Attn.: Mr. Thomas LUK)

Dear Mr. LUK,

**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 in "Agriculture" Zone, Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part),  
1100, 1101 and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che**

**(Compliance with Approval Condition (f) for Application No. A/NE-TKL/642)**

I refer to your submission dated 11.11.2020 for compliance with approval condition (f) in relation to the provision of fire extinguisher(s) under the captioned planning application. An interim reply was sent to you on 18.11.2020.

Director of Fire Services (Contact person: Mr. CHAN Ming-chung; Tel. No.: 2733 7735) has been consulted and advised that approval condition (f) is considered complied with.

Should you have any queries, please feel free to contact Miss Michelle L.T. CHAN of this department at 2158 6391.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning

## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路1號  
沙田政府合署13樓



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference: ADCL/PLG-10215/L008  
本署檔號 Our Reference: TPB/A/NE-TKL/642  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

**By Post and Fax (3180 7611)**

Aikon Development Consultancy Limited  
Unit 1310, Level 13  
Tower 2 Metroplaza  
223 Hing Fong Road  
Kwai Chung, New Territories  
(Attn.: Mr. Thomas LUK)

9 July 2021

Dear Mr. LUK,

**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 in "Agriculture" Zone, Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part),  
1100, 1101 and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che**

**(Compliance with Approval Condition (g) for Application No. A/NE-TKL/642)**

I refer to your submission dated 29.6.2021 for compliance with approval condition (g) in relation to the submission of proposals for water supplies for firefighting and fire service installations under the captioned planning application.

Director of Fire Services (Contact persons: Mr. CHUI Kwong-yiu; Tel. No.: 2733 7736 / Mr. LO Sin-tat; Tel. No.: 2733 5845) has been consulted and advised that approval condition (g) is considered complied with. His advisory comments are attached in **Appendix I**.

Please proceed to implement the accepted proposals for full compliance with approval condition (h). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this office at 2158 6391.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning

## Appendix I

Advisory comments of the Director of Fire Services (Contact persons: Mr. CHUI Kwong-yiu; Tel. No.: 2733 7736 / Mr. LO Sin-tat; Tel. No.: 2733 5845):

The applicant is advised that the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.



## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference: ADCL/PLG-10215/L011  
本署檔號 Our Reference: TPB/A/NE-TKL/642  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

**By Post and Fax (3180 7611)**

Aikon Development Consultancy Limited  
Unit 1310, Level 13  
Tower 2 Metroplaza  
223 Hing Fong Road  
Kwai Chung, New Territories  
(Attn.: Mr. Thomas LUK)

27 October 2021

Dear Mr. LUK,

**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 in "Agriculture" Zone, Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part),  
1100, 1101 and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che**

**(Compliance with Approval Condition (h) for Application No. A/NE-TKL/642)**

I refer to your submission dated 7.9.2021 for compliance with approval condition (h) in relation to the provision of water supplies for firefighting and fire service installations under the captioned planning application. An interim reply was issued to you on 11.10.2021.

Director of Fire Services (Contact persons: Mr. CHUI Kwong Yiu; Tel. No.: 2733 7736) has been consulted and advised that approval condition (h) is considered complied with.

Should you have any queries, please feel free to contact Ms. Michelle CHAN of this office at 2158 6391.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning

Date : 31<sup>st</sup> July 2023  
Our Ref. : ADCL/PLG-10259/L002

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611  
Email 電郵 : info@aikon.hk

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,


**Re: Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories  
(Planning Application No. A/NE-TKL/734)**

We refer to the latest comments from the Lands Department and would like to provide our responses as follows:

Noted. The Applicant stands ready to apply to the Lands Department for a STW and a STT to permit the structure to be erected, or to rectify the structures that have already been erected, and occupation of Government land once the current application approved.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at

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



Encl.  
c.c. Client

Aikon Development Consultancy Ltd.  
毅勤發展顧問有限公司

Date : 1<sup>st</sup> August 2023  
Our Ref. : ADCL/PLG-10259/L003

Tel 電話 : (852) 3180 7811  
Fax 傳真 : (852) 3180 7611  
Email 電郵 : info@aikon.hk  
Web 網址 : www.aikon.hk

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

**By Email and Fax (No. 2877 0245)**



Dear Sir/Madam,

**Re: Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories**  
**(Planning Application No. A/NE-TKL/734)**

We refer to the latest comments from Transport Department and would like to enclose herewith our Responses-to-Comments Table with supporting Appendices to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at :

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



Encl.  
c.c. Client



Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department (TD)	1.8.2023	<p>(i) The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;</p> <p>(ii) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p>	<p>(i) As mentioned in Section 4.3.1 of the Planning Statement, the expected traffic generation and attraction from and to the application site will be no more than 20 trips per day during the operation hours (i.e. 7:00 a.m. to 11:00 p.m. on Monday to Saturday (excluding Sunday and Public Holiday)), which is consistent with the existing conditions for the Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office, as approved in the last planning application (No. A/NE-TKL/642).</p> <p>To provide further clarification, the Applicant emphasises that the vehicular trips will occur only during non-peak hours (i.e. from 10:00a.m to 4:00p.m on Monday to Saturday (excluding Sunday and Public Holiday)). Additionally, advance reservation will be required for all loading and unloading activities in order to arrange the delivery and collection activities in a more organised manner and to prevent excessive traffic flow to the nearby road links and junctions.</p> <p>Considering that the expected vehicular trip generation and attraction for the proposed use will not be significant, and taking into account that the application site has been subject to five previously approved applications of similar scale and number of vehicular trips since 2001, without any substantial changes in planning circumstances, it is reasonable to anticipate that the traffic conditions in the area will remain similar to the current use under existing conditions. Therefore, no adverse traffic effect is expected to arise from the proposed development.</p> <p>(ii) As the application site is subject to five previous planning approvals, the current application with no substantial change on the layout would continue make use of the existing ingress/egress (about 8m) for the proposed use. Please find the swept path analysis at <b>Appendix I</b> demonstrating the sufficient space for smooth manoeuvring of the proposed types of goods vehicles under the current application to / from Ping Che Road and within the application site.</p> <p>The indicative route to/from the application site and the manoeuvring circle within the application site are illustrated on the revised layout plan at <b>Appendix II</b>. As shown in <b>Appendix II</b>, there is sufficient manoeuvring space with manoeuvring circle in not less than 20m (D) for the proposed types of goods vehicles under the current application (i.e. LGVs and HGVs) to manoeuvre within the application site and into/out of the parking and</p>

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

		<p>(iii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and</p> <p>(iv) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.</p>	<p>loading/unloading spaces.</p> <p>(iii) Queuing back of vehicles outside the subject site/ at Ping Che Road is not anticipated in view of the insignificant traffic volume and sufficient space within application site. To further ensure no vehicle will be queued back to or reversed onto/from the application site, the Applicant has proposed appropriate management and control measures including:</p> <ol style="list-style-type: none"> <li>1. A guard house to be situated near the ingress/egress to facilitate the smooth and orderly movement of vehicles in and out of the application site, particularly in unforeseen circumstances.; and</li> <li>2. The Applicant will ensure all loading and unloading activities will be confined within the application site and advance reservation will be required for all loading and unloading activities in order to arrange the delivery and collection activities in a more organised manner and to prevent excessive traffic flow to the nearby road links and junctions.</li> </ol> <p>(iv) To improve the safety of pedestrians at the access point of the application site, road signs are proposed to alert drivers and pedestrians, encourage them to proceed in a causation manner. The Applicant will also ensure the operators to drive their vehicles in a restricted speed in order to ensure operation safety within the application site.</p>
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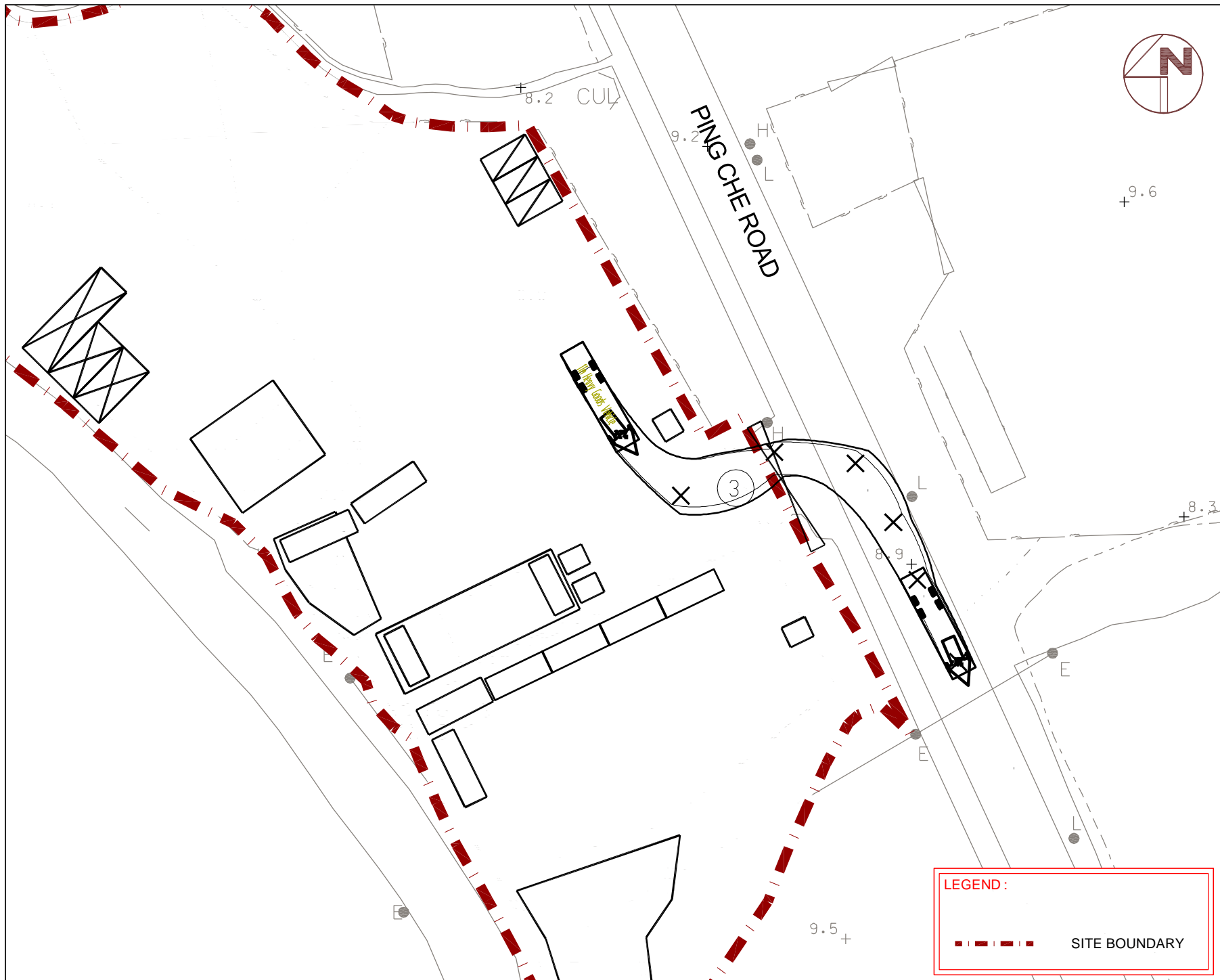
Section 16 Planning Application for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

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## Appendix | I

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### Swept Path Analysis



SWEPT PATH  
ANAYLSIS  
FOR 11M  
HGV

Scale :  
1 : 500

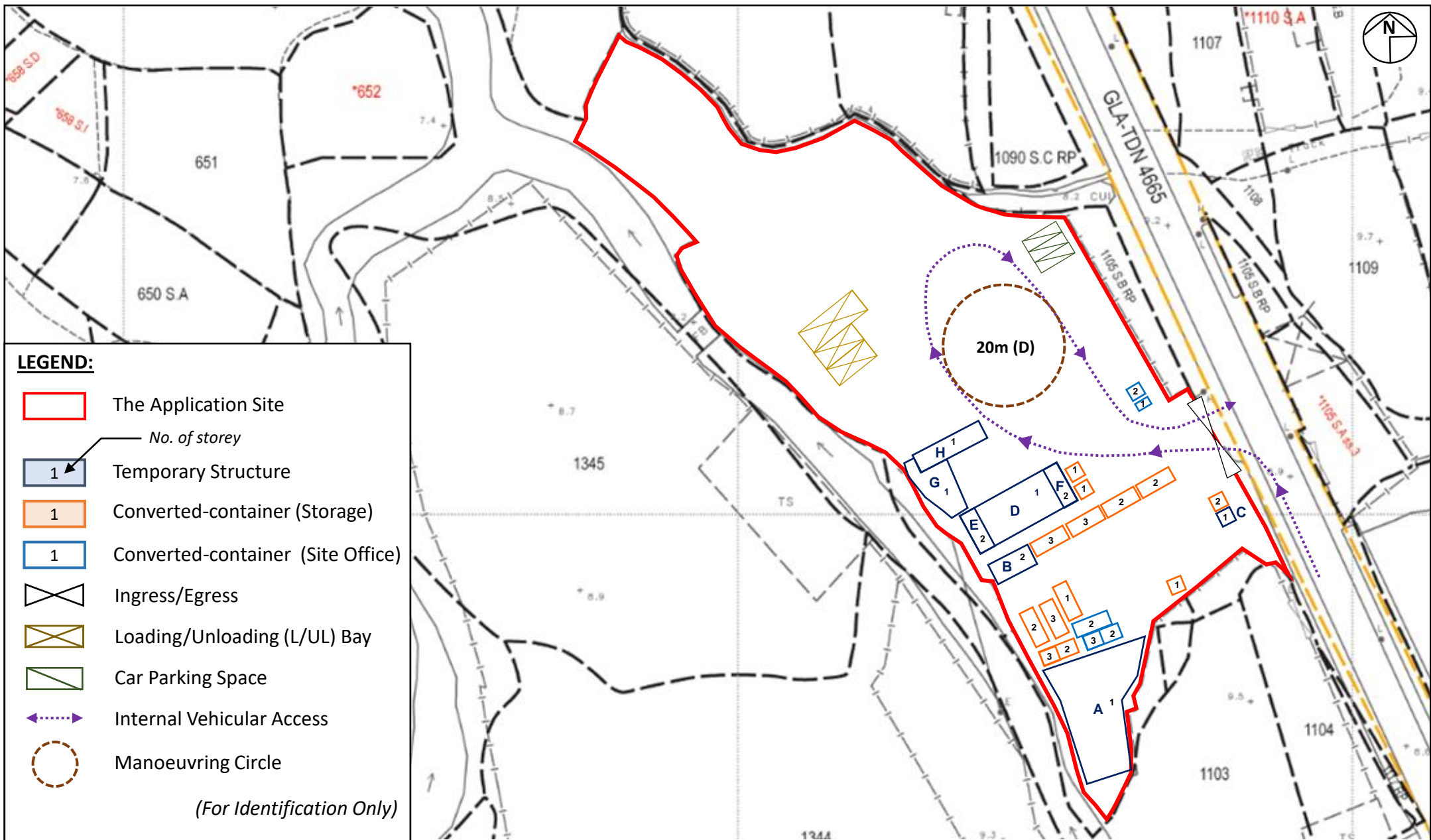
Section 16 Planning Application for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

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## Appendix | II

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Revised Layout Plan



**Project:**

Section 16 Planning Application 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 at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

**Title:**

Layout Plan

**Figure:**

1

**Scale:**

Not to Scale

**Date:**

Aug 2023

Ref.: ADCL/PLG-10259/L003/F001

**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: considered suitable for open storage and port-backup uses. 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. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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. 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 merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized 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 provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; 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 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-TKL/158	Proposed Temporary Open Storage of Construction Equipment for a Period of 3 Years	24.8.2001 (on review)
A/NE-TKL/390	Temporary Open Storage and Storage of Goods (Aerial Working Platform and Elevating Platform) for a Period of 3 Years	21.9.2012 (revoked on 21.3.2013)
A/NE-TKL/454	Proposed Temporary Open Storage of Construction Materials and Equipment with Ancillary Storage of Construction Equipment and Tools and Site Office for a Period of 3 Years	22.11.2013
A/NE-TKL/555	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	25.8.2017
A/NE-TKL/642	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	15.9.2020

**Rejected Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TKL/26	Open Storage of Vehicles and Open Working Area for Disassembling and Crating of New Vehicles for a Temporary Period of 12 Months	1.11.1996	R1, R2, R4 & R5
A/NE-TKL/63	Open Storage of Construction Materials for a Temporary Period of 12 Months	1.5.1998 (on review)	R1, R3 & R5

**Rejection Reasons**

- R1 The development was not in line with the planning intention of the "Agriculture" zone which was to retain and safeguard agricultural land, farms and fish ponds within the Ta Kwu Ling area, which had been one of the established agricultural bases in the North East New Territories. There were no strong justifications to merit a departure from such planning intention even on a temporary basis.
- R2 The development was incompatible with the surrounding land uses which were predominantly agricultural and rural in character.
- R3 There was insufficient information in the submission to demonstrate that the development would not have adverse drainage impacts on the surrounding areas.
- R4 No detailed flood mitigation measures were included in the submission to address the flooding problems in the vicinity of the application site.
- R5 The approval of the application would set an undesirable precedent for similar applications in the area, the cumulative effect of which would result in a general degradation of the environment of the area.

**Similar S.16 Applications for Temporary Open Storage  
within/partly within the “Agriculture” zone  
in the vicinity of the Application Site in the  
Ping Che & Ta Kwu Ling Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-TKL/443 <sup>1</sup>	Temporary Open Storage of Construction Equipment for a Period of 3 Years	27.9.2013
A/NE-TKL/460 <sup>2</sup>	Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013 (revoked on 13.6.2015)
A/NE-TKL/553 <sup>1</sup>	Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	14.10.2016
A/NE-TKL/564 <sup>2</sup>	Proposed Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	4.5.2018 (revoked on 4.10.2020)
A/NE-TKL/622 <sup>1</sup>	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	6.9.2019
A/NE-TKL/671 <sup>2</sup>	Temporary Open Storage of Waste Paper, Waste Plastics and Waste Metal Cans for Recycling and Workshop for Recycling for a Period of 3 Years	9.7.2021
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
A/NE-TKL/707 <sup>1</sup>	Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years	23.9.2022
A/NE-TKL/714	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	19.5.2023

**Remarks**

<sup>1</sup>: The application nos. A/NE-TKL/443, A/NE-TKL/553, A/NE-TKL/622 & A/NE-TKL/707 involve the same site.

<sup>2</sup>: The application nos. A/NE-TKL/460, A/NE-TKL/564 & A/NE-TKL/671 involve the same site.

### **Rejected Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TKL/480*	Proposed Temporary Open Storage of Construction Materials and Equipment and Tools for a Period of 3 Years	26.9.2014	R1-R3
A/NE-TKL/514*	Proposed Temporary Open Storage (Construction Materials and Equipments and Tools) for a Period of 3 Years	18.3.2016	R1-R3
A/NE-TKL/560	Proposed Temporary Open Storage of Construction Materials, and Metal Machineries and Materials, and Ancillary Office for a Period of 3 Years	26.5.2017	R1-R3
A/NE-TKL/625	Proposed Temporary Open Storage of Construction Machinery and Container for a Period of 3 Years	4.10.2019	R1,R2,R4
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,R4

### **Remarks**

\*: The site of application no. A/NE-TKL/480 and A/NE-TKL/514 involves the same site.

### **Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The application did not comply with the Town Planning Board (TPB) Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.
- R3. Approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4. The applicant failed to demonstrate that the development would have no adverse traffic impact on the surrounding areas.

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport (C for T):

- having reviewed the Further Information, there is no further comment from traffic engineering viewpoint.

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

- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD;
- adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.

**2. Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of rural inland plains landscape character comprising open storages, temporary structures, vegetated areas, clusters of tree groups, farmlands and woodlands; and
- significant adverse impact on landscape character and existing landscape resources within the site is not anticipated.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental point of view;

- no environmental complaint related to the Site was received for the past three years; and
- the applicant should comply with all environmental protection/pollution control ordinances. The applicant is also advised to follow the environmental mitigation measures as set out in the latest COP issued by Director of Environmental Protection in order to minimize any possible environmental nuisances.

#### **4. Drainage**

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

- the area adjoining the Site, i.e. Ping Che Road, is subject to overland flows and flooding, the applicant should submit satisfactory drainage proposal to mitigate the flooding susceptibility of the area and ensure it will not cause adverse drainage impact to the adjacent area. The drainage proposal should be implemented by the applicant and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- the Site is in an area where no public sewerage connection is available.

#### **5. Fire Safety**

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

- he has no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- having considered the nature of open storage, the following approval condition should be added:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”

The applicant is required submit a valid fire certificate (FS251) to his department for the above approval and advised to note his advisory comments appended at **Appendix VII**.

#### **6. Building Matters**

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

- he has no objection in-principle under the Buildings Ordinance (BO) to the use on the application site;
- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- the applicant is advised to note his advisory comments under the Buildings Ordinance appended at **Appendix VII**.

## **7. New Development**

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department:

- it is noted that the temporary development is 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. Please note that the P&E Study already commenced on 29 Oct 2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

## **8. Other Department**

- The following government department has no comment on the application:
  - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

H+S

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

參考編號

Reference Number:

230628-175724-42650

提交限期

Deadline for submission:

18/07/2023

提交日期及時間

Date and time of submission:

28/06/2023 17:57:24

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/734

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE

意見詳情

Details of the Comment :

No objection. The site has been used as similar use for many years and can be tolerated for a short term.



2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230629-114352-10638

**提交限期****Deadline for submission:**

18/07/2023

**提交日期及時間****Date and time of submission:**

29/06/2023 11:43:52

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

A/NE-TKL/734

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

先生 Mr. 陳儀杰

**意見詳情****Details of the Comment :****支持申請 地點擺放建築材料多年**

H+S

3

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

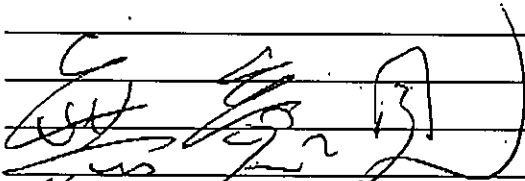
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/734

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

簽署 Signature  日期 Date 2023.7.5

4

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230630-120620-73994

**提交限期****Deadline for submission:**

18/07/2023

**提交日期及時間****Date and time of submission:**

30/06/2023 12:06:20

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

A/NE-TKL/734

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

先生 Mr. 周禮行

**意見詳情****Details of the Comment :****不反對**

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230705-143007-90555

**提交限期****Deadline for submission:**

18/07/2023

**提交日期及時間****Date and time of submission:**

05/07/2023 14:30:07

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

A/NE-TKL/734

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

先生 Mr. 杜

**意見詳情****Details of the Comment :**

唔反對

6

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230707-100952-76801

**提交限期****Deadline for submission:**

18/07/2023

**提交日期及時間****Date and time of submission:**

07/07/2023 10:09:52

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

A/NE-TKL/734

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

小姐 Miss chan suk wah

**意見詳情****Details of the Comment :**

由衛星相片可見申請地點大部分都已荒廢閒置，幾乎沒有農業和生態保育價值，所以我同意這宗申請，善用土地資源。

7

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

參考編號

Reference Number:

230711-150101-10897

提交限期

Deadline for submission:

18/07/2023

提交日期及時間

Date and time of submission:

11/07/2023 15:01:01

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/734

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃志偉

意見詳情

Details of the Comment :

土地沒有甚麼發展價值，應繼續留給棕地作業。



H+S

8

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230718-223737-90326

**提交限期****Deadline for submission:**

18/07/2023

**提交日期及時間****Date and time of submission:**

18/07/2023 22:37:37

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

A/NE-TKL/734

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

先生 Mr. 鍾

**意見詳情****Details of the Comment :**

不反對。

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department on the followings:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains a restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via government land (GL) is granted to the Site;
  - (ii) no consent is given for inclusion of GL in the Site. The GL within the Site has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease any occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separated notice;
  - (iii) there are unauthorized structures erected on the private lots. The lot owner(s) should immediately rectify the lease breaches and this office reserve the rights to take necessary lease enforcement action against the lease breaches without separate notice; and;
  - (iv) the lot owner(s) will need to apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures to be erected and occupation of GL. Besides, given that the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the following:
- (i) the applicant is advised to note the following general requirements in the drainage proposal;
  - (ii) surface channel with grating covers should be provided along the site boundary;
  - (iii) 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;

- (iv) the cover levels of proposed channels should flush with the existing adjoining ground level;
- (v) 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;
- (vi) 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;
- (vii) 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 captioned site. He should also ensure that the flow from the Site will not overload the existing drainage system;
- (viii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls/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;
- (ix) 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 subject site any time during or after the works;
- (x) 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 own expense;
- (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xiii) the applicant shall allow all time free access for the government and its agent to conduct site inspection on his completed drainage works;
- (xiv) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on government land when so required; and
- (xv) 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;

- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) on the following:
  - (i) 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;
  - (ii) the Site does not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under B(P)R 19(3) at building plan submission stage;
  - (iii) if the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not designated for any approved use under the application;
  - (iv) for unauthorized buildings works (UBW) erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's 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 the proposed works to be carried out on the Site, the prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control Systems. Otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (vi) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (vii) any temporary shelters or converted containers for storage/ washroom/ office or other uses are considered as temporary buildings, they are subject to control of Part VII of the B(P)R
  - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage and land filling works. Detailed comments under the BO will be provided at the building plan submission stage; and
  - (ix) the proposed structures with headroom higher than 5m are considered as excessive;

- (d) to note the comments of the Director of Fire Services on the following:
  - (i) the applicant shall be reminded that fire service installations (FSIs) shall be provided to the satisfaction of his department;
    - 1. in consideration of the design/ nature of the proposed use, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
    - 2. 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 where the proposed FSIs to be installed should be clearly marked on the layout plans; and
    - 3. the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of Chief Town Planner/Urban Design & Landscape, Planning Department that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) to note the comments of Director of Agriculture, Fisheries and Conservation (DAFC) that the Site is located in the vicinity of a watercourse. The applicant should be advised to implement necessary measures to prevent polluting and disturbing the watercourse as far as possible;
- (g) to note the comment of Chief Highway Engineer/New Territories East, Highways Department on the following:
  - (i) the run-in/out should be designed and constructed in accordance with prevailing Highways Department Standard Drawings to the satisfaction of Highways Department and Transport Department; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (h) to note the following comments of the Director of Environmental Protection:
  - (i) the applicant should comply with all environmental protection/pollution control ordinances. The applicant is also advised to follow the environmental mitigation measures as set out in the latest COP issued by Director of Environmental Protection in order to minimize any possible environmental nuisances; and
  - (ii) it is noted that there is existing public sewerage in the vicinity of the application site, the applicant is advised to connect all wastewater generated from the application site to public sewer as far as practicable. In case the connection to public sewer is not feasible, septic tank and soakaway system is also considered to be acceptable provided that its

design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", in particular the distance between stream and soakaway systems, and are duly certified by an Authorized Person; and

- (i) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department on the following:
  - (i) it is noted that the temporary development is 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. Please note that the P&E Study already commenced on 29 Oct 2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.