

This document is received on **25 JUL 2024**
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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/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.tpb.gov.hk/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.tpb.gov.hk/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

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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/768
	Date Received 收到日期	25 JUL 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

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

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 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, 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 871 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 352 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) 172 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 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	Warehouse (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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(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" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ 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 at21.5.2024..... (DD/MM/YYYY), this application involves a total of2..... "current land owner(s)".
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」。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」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)

(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 notified¹ "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)
1	Lot 172 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories	28.5.2024

(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）

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

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 519sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 352sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 352sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 352sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Table 3 of the attached Planning Statement

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 1

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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 1

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 From 8:00a.m. to 7:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 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)) Local track leading to Ping Che Road <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"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<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／或範圍) <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 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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 checked="" 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 checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	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)

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

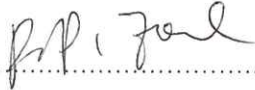
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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.
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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

Planning Consultant

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

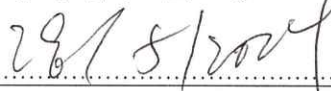
Others 其他

on behalf of
代表

AIKON DEVELOPMENT CONSULTANCY LIMITED

☒ Company 公司 / ☐ Organisation 機構名稱及蓋章（如適用）

Date 日期



(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。

Gist of Application 申請摘要 (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 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories 新界打鼓嶺坪輦丈量約份第 84 約地段第172號及 174號餘段 (部分) 和毗鄰政府土地
Site area 地盤面積	871 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 172 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」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years 擬議臨時貨倉存放五金及建築材料 (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	352 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.40 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	5	
(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	6 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	40.4 % <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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Site photos, Aerial photos		
Reports 報告書		
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

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years

Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Planning Statement

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Prepared by

Aikon Development Consultancy Limited

Tel : [REDACTED]
Fax : [REDACTED]
Email: [REDACTED]

May 2024

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 **Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the application site was a piece of non-agricultural land with structures long before the gazettal of the Ping Che and Ta Kwu Ling IDPA Plan in 1990;*
- (b) the proposed use would support the government's strategy and the development of Hong Kong's mass transit railway system by providing a secure location for the storage of the required metal pieces and materials needed for new station construction and repair work;*
- (c) the current application is not contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (e) the proposed use is considered not incompatible with the surrounding land uses and has no/minimal adverse visual impacts on the surroundings land uses and neighbourhood;*
- (f) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
- (g) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

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 sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

[REDACTED]

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」）作擬議臨時貨倉存放五金及建築材料（為期 3 年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 84 約地段第 172 號及 174 號餘段（部分）和毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據 2010 年 3 月 12 日刊憲公佈之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（以下簡稱為「大綱核准圖」），申請地點坐落於「農業」地帶。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- (一) 申請地點早於 1990 年刊憲的坪輦及打鼓嶺中期發展審批地區圖前已為非農業用地並設有構築物；
- (二) 擬議用途將支持政府策略及香港大眾運輸鐵路系統的發展，為新車站建設或維修工程所需的五金及材料提供一個安全存放場所；
- (三) 現時申請並不違反城市規劃委員會指引(TPB PG-No. 13G)；
- (四) 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (五) 就土地用途而言，擬議用途與周邊地區並非不相容，並不會構成不良景觀影響；
- (六) 擬議用途不會對交通、景觀、視覺、環境和排水方面構成不良影響；及
- (七) 考慮到附近已有類似該申請的規劃申請獲批准，擬議用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

[Redacted Signature Block]

Aikon Development Consultancy Ltd.
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 (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The application site has an area of about 871m² (including about 172m² of Government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots in which the application site involves.
- 1.1.2 The application site falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of Lai Kwok Leung (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The aerial photos (No. 46740, 478013, A05550R and A21849) taken in 1982, 1983, 1986 and 1990 respectively, provide evidence of the application site's history prior to the gazettal of the Ping Che and Ta Kwu Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TKL/1 on 17.08.1990 (hereinafter referred to as “the IDPA Plan”). As shown in **Illustrations 1-I** and **1-II**, the application site was a piece of non-agricultural land with existing structures long before the IDPA Plan was implemented.
- 1.2.2 Furthermore, aerial photo No. A21849 taken on 27.07.1990 reveals that the application site was being utilised for storage use immediately prior to the gazettal of the IDPA Plan. No agricultural activities were found on the application site, and it was covered by structures.

- 1.2.3 Over the years, the Applicant has modified and upgraded the structures on the application site to optimise its use in response to the evolving operational needs. As a result, the existing structures on the application site today differ from the earlier structures shown in the historical aerial photos from the 1980s and early 1990s. While the overall nature of the site's utilisation has remained non-agricultural, the Applicant has adapted and enhanced the specific structures to better serve the evolving needs of the operations.

1.3 Objectives

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

- (a) *To provide a secure temporary storage space for the metal pieces and materials required for new construction or repair work on the mass transit railway system;*
- (b) *To support the government's strategy and the development of the railway network, meeting the increasing demand and ensuring efficient logistics and seamless implementation of mass transit railway projects;*
- (c) *To fully utilise the land resources falling within "AGR" zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long term planning intention of "AGR" zone; and*
- (d) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

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. 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

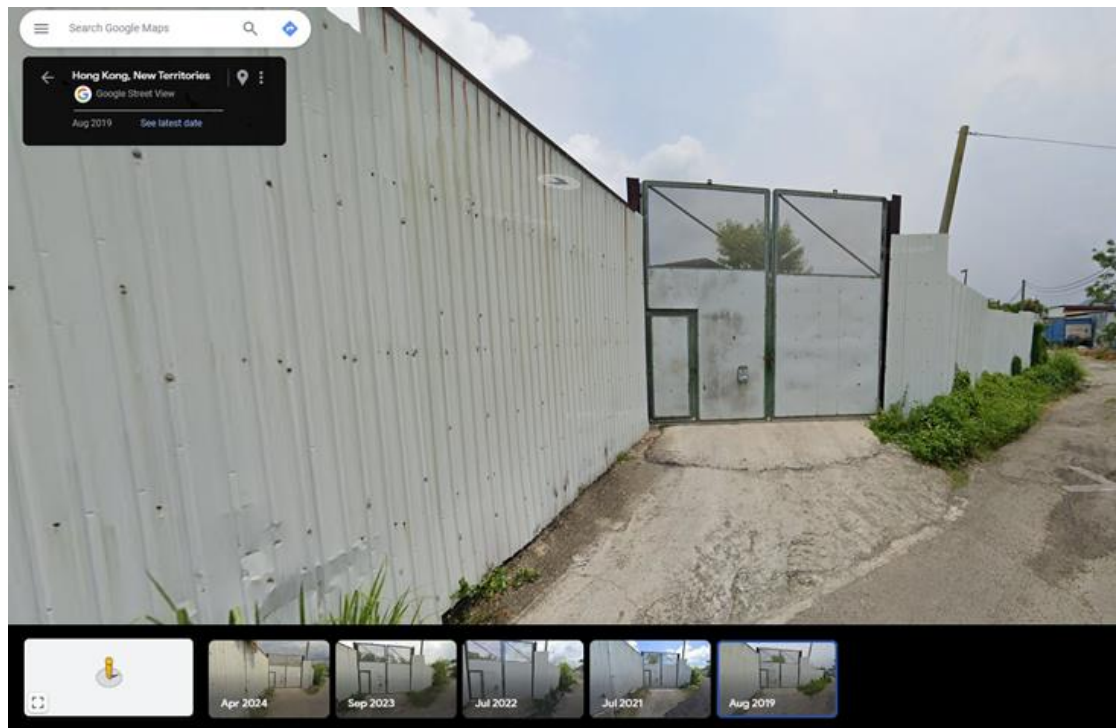
2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is located in the Ta Kwu Ling area. The application site is hard paved and fenced-off, and is accessible from its north via a local track leading to Ping Che Road (**Figure 1** refers).
- 2.1.2 **Illustration 2** indicates the current conditions of the application site and its surrounding areas.

2.2 History of the Application Site

- 2.2.1 According to the Applicant, the application site has been paved before their entry, and it was utilized as a bus depot in the 1980s-1990s. As shown in **Illustration 1-II**, the aerial photo dated 27.7.1990 reveals that the application site was being utilized for storage-related use prior the gazettal of the IDPA plan, and the subject site should have been paved for non-agricultural purposes since 1980s. The extent of any land filling remains unknown and untraceable by the applicant.
- 2.2.2 As evidenced in the photo extracted from google earth dated 1.1.2013, the application site has been paved with some overgrown vegetation. Photo below also demonstrated concrete paving at the application site in 2019. As such the current application does not involve any filling of land.





2.3 Surrounding Land-use and Characteristics

- 2.3.1 The surrounding areas are predominated by vehicle repairing workshops, warehouses, storages/open storages, temporary structures, vacant land and shrubland. Immediately north of the application site is a temporary open storage of construction machinery and construction materials, which is covered by valid planning permission No. A/NE-TKL/745 approved by the Rural and New Town Planning Committee in 2024.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “AGR” zone is intended primarily to *“retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*.

3.1.2 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 from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

3.2.1 There is no previous application for the application site.

3.3 Similar Applications

3.3.1 In the past three years, there were eight similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the Current OZP. Details of the similar applications are tabulated in **Table 1** below.

Table 1: Similar Planning Applications in the Past Three Years

Application No.	Proposed Use(s)	Decisions
A/NE-TKL/655	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.05.2021
A/NE-TKL/676	Temporary Warehouse for Storage of Metals for a Period of 3 Years	Approved with condition(s) on a temporary basis on 24.12.2021
A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18.03.2022
A/NE-TKL/702	Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 26.08.2022
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	Approved with condition(s) on a temporary basis on 19.05.2023

Application No.	Proposed Use(s)	Decisions
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 11.09.2023
A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.10.2023
A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 05.04.2024

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

- 3.4.1 The application site falls under Category 2 areas in 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) promulgated by the Board in April 2023.
- 3.4.2 According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. 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. 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.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years). The application site has a total area of about 871m². Access to the application site will be provided through an ingress/egress point (in about 12m) located at the northern boundary (**Figure 4** refers), which is connected to a local track leading to Ping Che Road (**Figure 1** refers).
- 4.1.2 According to the indicative layout plan (**Figure 4** refers), the application site comprises of five one-storey temporary structures (with a maximum height of 6m), providing a total floor area of approximately 352m² for warehouse, porches, site offices and storeroom. Within the application site, there is provision for one parking space for private cars and one loading and unloading (L/UL) bay for medium goods vehicles (MGVs). The remaining area will be used as loading/unloading and vehicle manoeuvring spaces.
- 4.1.3 Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed use are from 8:00a.m. to 7:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays.
- 4.1.4 For implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short Term Tenancies (STT) and the modification of the Short Term Waivers (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.
- 4.1.5 Key development parameters of the proposed use are tabulated in **Table 2**. **Table 3** provides details of the proposed ancillary temporary structures under the current application.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years
Operation Hours	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	871m ²
Covered Area	About 352m ² (About 40.4%)
Uncovered Area	About 519m ² (About 59.6%)
Temporary Structures	
No(s).	5
No. of Storey	1

Maximum Height	6m
Total Floor Area	About 352m ²
No. of Parking Space Private Car (5m(L) x 2.5m(W))	1
No. of L/UL Bay MGVs (11m(L) x 3.5m(W))	1

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m ²)	No. of Storeys	Max. Height (About) (m)
1	Warehouse	281	1	6
2	Porch	16	1	4
3	Porch & Site Office	37	1	4
4	Site Office	10	1	3
5	Storeroom	8	1	3
Total		352		

4.2 Proposed Traffic Arrangement

- 4.2.1 The application site can be accessed through a local track that leads to Ping Che Road (**Figure 1** refers). The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. One parking space for private car and one L/UL bay for MGVs are provided within the application site.
- 4.2.2 The design/configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site, such that no waiting or queuing of goods vehicles along the local access road will arise under any circumstances. The proposed development would make use of the ingress/egress point in about 12m for vehicular access, which is sufficient for two motor vehicles to safely manoeuvre simultaneously. Sufficient manoeuvring space with manoeuvring circle in not less than 15m(D) is also proposed for the proposed types of goods vehicles under the current application to manoeuvre within the application site and into/out of the parking and L/UL spaces.
- 4.2.3 The estimated traffic generation and attraction is shown in **Table 4**.

Table 4: Estimated Traffic Generation and Attraction

	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
MGV	1	1	1	1
Private Car	-	1	1	-

Considering that the expected vehicular trip generation and attraction for the proposed use will be insignificant, the additional traffic trips is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.

4.2.4 Queuing back of vehicles outside the application site/ at the local access 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:

- Traffic regulator will be deployed near the access of the subject site to conduct traffic control to ensure no queuing of vehicles outside the application site;
- 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; and
- 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 caution 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.

4.3 Landscape Consideration

4.3.1 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.

4.4 Environmental Consideration

4.4.1 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.

4.4.2 Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. On the whole, all storage activities will only be confined to within the application site area without affecting the neighboring uses.

4.4.3 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4.5 Drainage Consideration

- 4.5.1 An existing discharge point has been identified to the northeast of the application site, Peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5. PLANNING JUSTIFICATIONS

5.1 The Application Site was Non-Agricultural Land with Structures Prior to 1990 IDPA Plan Gazettal

- 5.1.1 The aerial photos (No. 46740, 478013, A05550R and A21849) taken in 1982, 1983, 1986 and 1990 respectively, provide evidence of the application site's history prior to the gazettal of IDPA Plan on 17.08.1990. As shown in **Illustrations 1-I** and **1-II**, the application site was a piece of non-agricultural land with existing structures long before the IDPA Plan was implemented. Furthermore, aerial photo No. A21849 taken on 27.07.1990 shows that the application site was being utilised for storage use immediately prior to the gazettal of the IDPA Plan. No agricultural activities were found on the application site, and it was covered by structures. In view of the above, proposed use within the application site, shall deserve sympathetic consideration by the Board.

5.2 Supporting the Government's Strategy and the Development of Hong Kong's Mass Transit Railway System

- 5.2.1 The proposed use will serve as a secure and centralised storage facility for the metal components and construction materials essential for ongoing and future mass transit railway projects. By storing these materials in a controlled indoor environment, the warehouse will help preserve their quality and condition. This will ensure the materials remain in a usable state when they are required for railway construction and repair work, without being compromised by exposure to the elements or other environmental factors. Protecting the materials in this way will enable the railway projects to reliably access the necessary components as needed, supporting the timely and efficient delivery of these critical infrastructure improvements.
- 5.2.2 Furthermore, the proposed use supports the government's strategic objectives to expand and improve the mass transit railway system to meet growing public transportation needs. With increasing railway construction and upgrading activities, there is a rising demand for efficient storage and logistics solutions to streamline the supply of necessary materials. Providing this temporary warehouse facility will contribute to the timely and cost-effective delivery of railway projects by enabling reliable access to required construction and repair materials. The centralised storage location will enhance logistical coordination and facilitate the seamless integration of materials into ongoing railway works, minimising delays and disruptions.

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

- 5.3.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/

temporary uses. In addition, the areas should not be subject to high flooding risk. 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. 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.

- 5.3.2 Considering that the proposed use is well-justified with no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.4 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.4.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialised in short term until the surrounding characteristics are entirely and compulsorily required to be utilised for agricultural activities again. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- 5.4.2 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.5 Compatible with Land Uses of the Surrounding Areas

- 5.5.1 The surrounding areas of the application site are predominantly occupied by open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrubland are also found in the vicinity. The proposed use is therefore considered compatible with the land use in the surrounding areas.
- 5.5.2 The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.6 No Adverse Infrastructural nor Environmental Impacts

- 5.6.1 The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. Careful consideration has been given to the design and layout of the proposed site, ensuring ample provision for parking, L/UL Bay, manoeuvring space, and the implementation of appropriate traffic management measures upon approval of the application. Given that the

expected vehicular trip generation and attraction for the proposed use will be minimal, the additional traffic trips are expected to be accommodated without impacting the nearby junctions and links. Appropriate traffic management measures have been designed to mitigate any potential adverse effects on the surrounding road network and pedestrian safety. Therefore, it is not anticipated that the proposed use will result in any adverse traffic impacts on the area.

- 5.6.2 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.
- 5.6.3 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated. Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The Applicant will strictly follow EPD's latest "CoP" and comply with all environmental protection/pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.
- 5.6.4 An existing discharge point has been identified to the northeast of the application site, and peripheral U-shaped channels are proposed to facilitate drainage collection. As such, no significant adverse drainage impact is expected. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5.7 Not Setting an Undesirable Precedent

- 5.7.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. The application site has an area of about 871m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

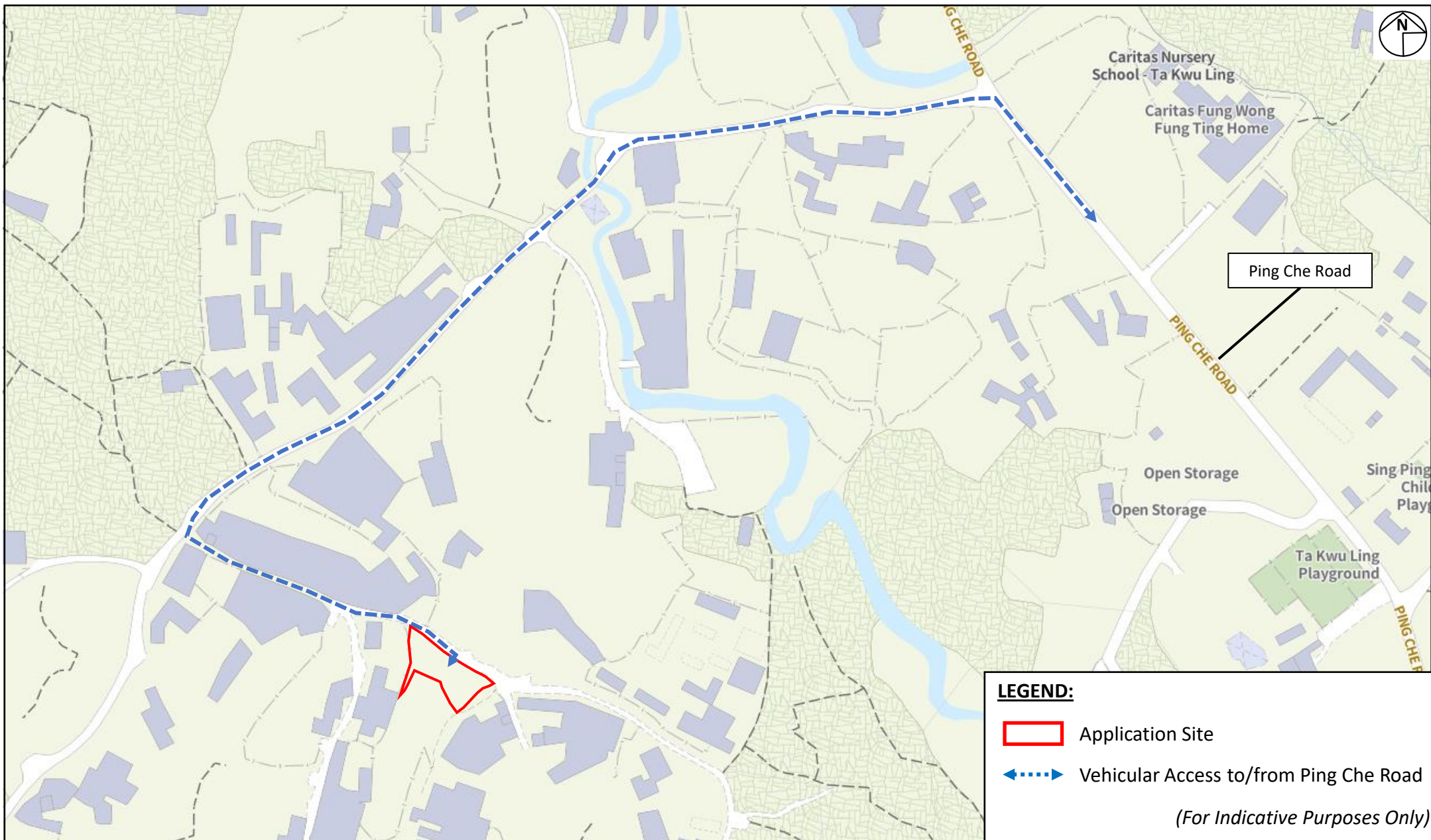
6.2 The application site currently falls within an area zoned “AGR” on the Current OZP. According to the Covering Notes of the Current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the Current OZP. It is considered that, the current application is well justified on the grounds:-

- (a) the application site was a piece of non-agricultural land with structures long before the gazettal of the Ping Che and Ta Kwu Ling IDPA Plan in 1990;*
- (b) the proposed use would support the government's strategy and the development of Hong Kong's mass transit railway system by providing a secure location for the storage of the required metal pieces and materials needed for new station construction or repair work;*
- (c) the current application is not contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (e) the proposed use is considered not incompatible with the surrounding land uses and has no/minimal adverse visual impacts on the surroundings land uses and neighbourhood;*
- (f) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
- (g) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

6.3 In view of the above and planning justifications as detailed in this Planning Statement, it is hoped that the Board will give sympathetic consideration and approve the current application on a temporary basis for a period of three years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000126958_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



Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Location Plan

Figure:

1

Scale:

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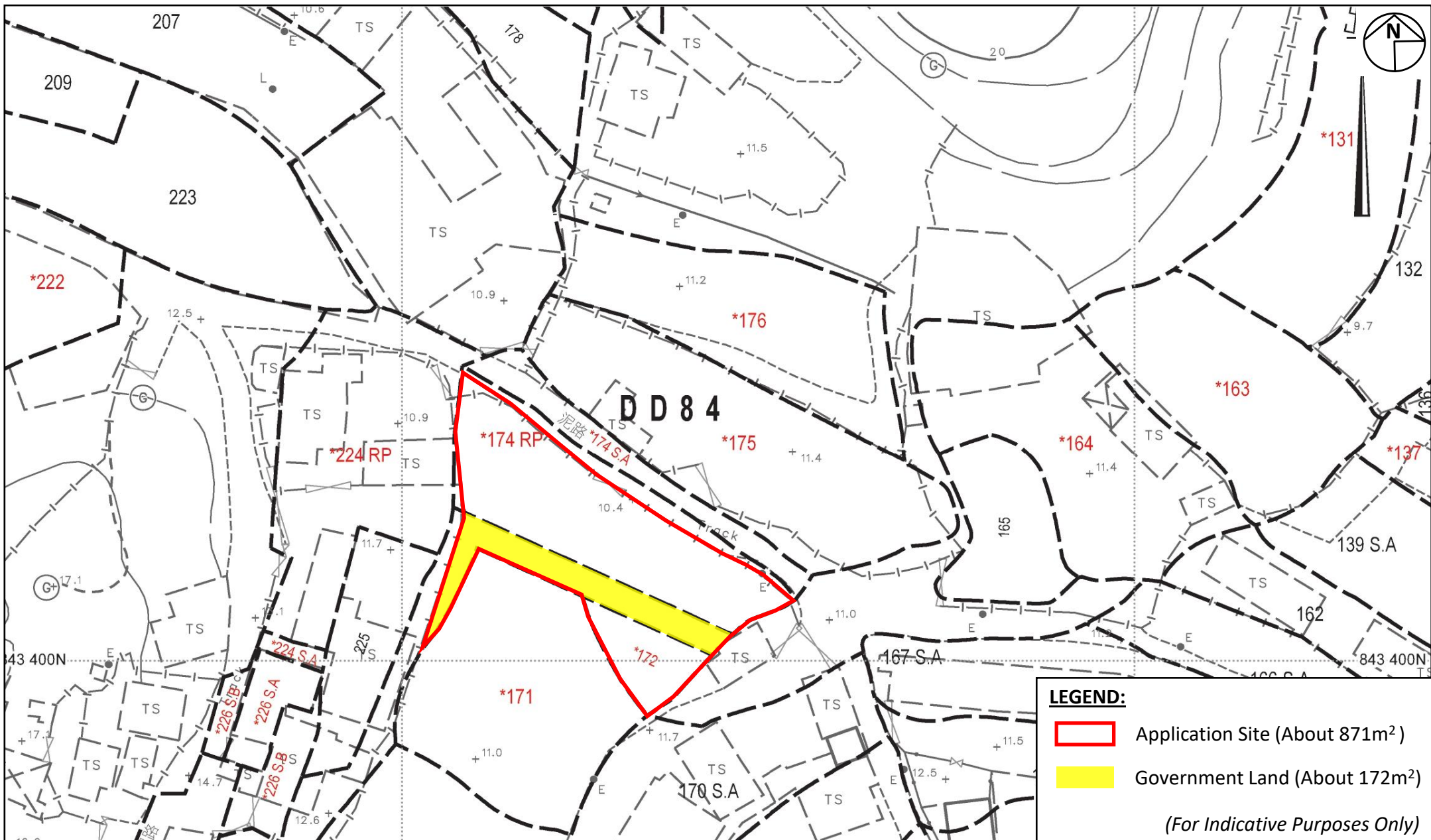
Date:

May 2024

Ref.: ADCL/PLG-10295-R001/F001



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Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000127656_0001)

Figure:

2

Scale:

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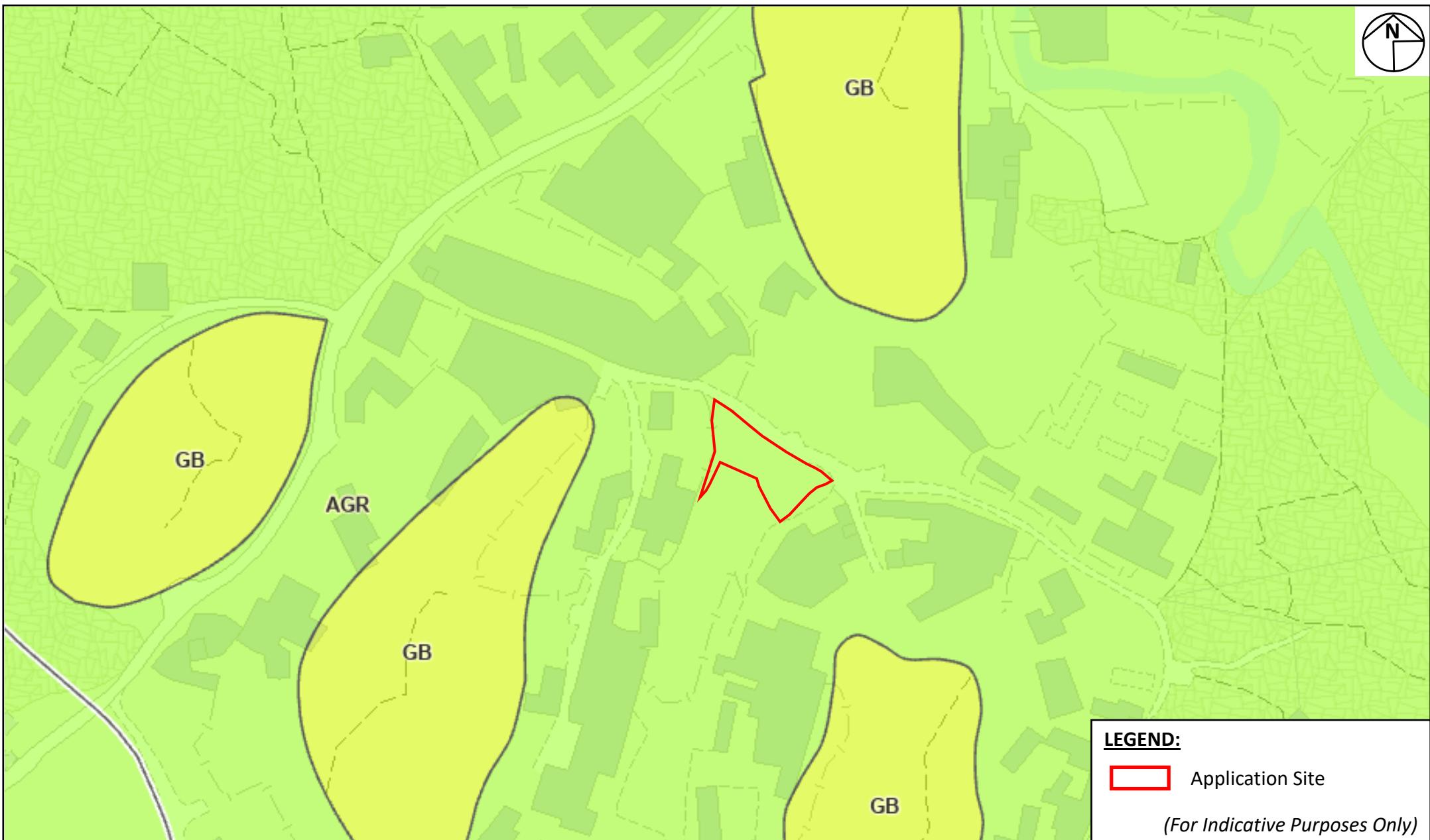
Date:

May 2024

Ref.: ADCL/PLG-10295-R001/F002



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LEGEND:

Application Site

(For Indicative Purposes Only)

Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

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

Figure:

3

Scale:

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Date:











May 2024

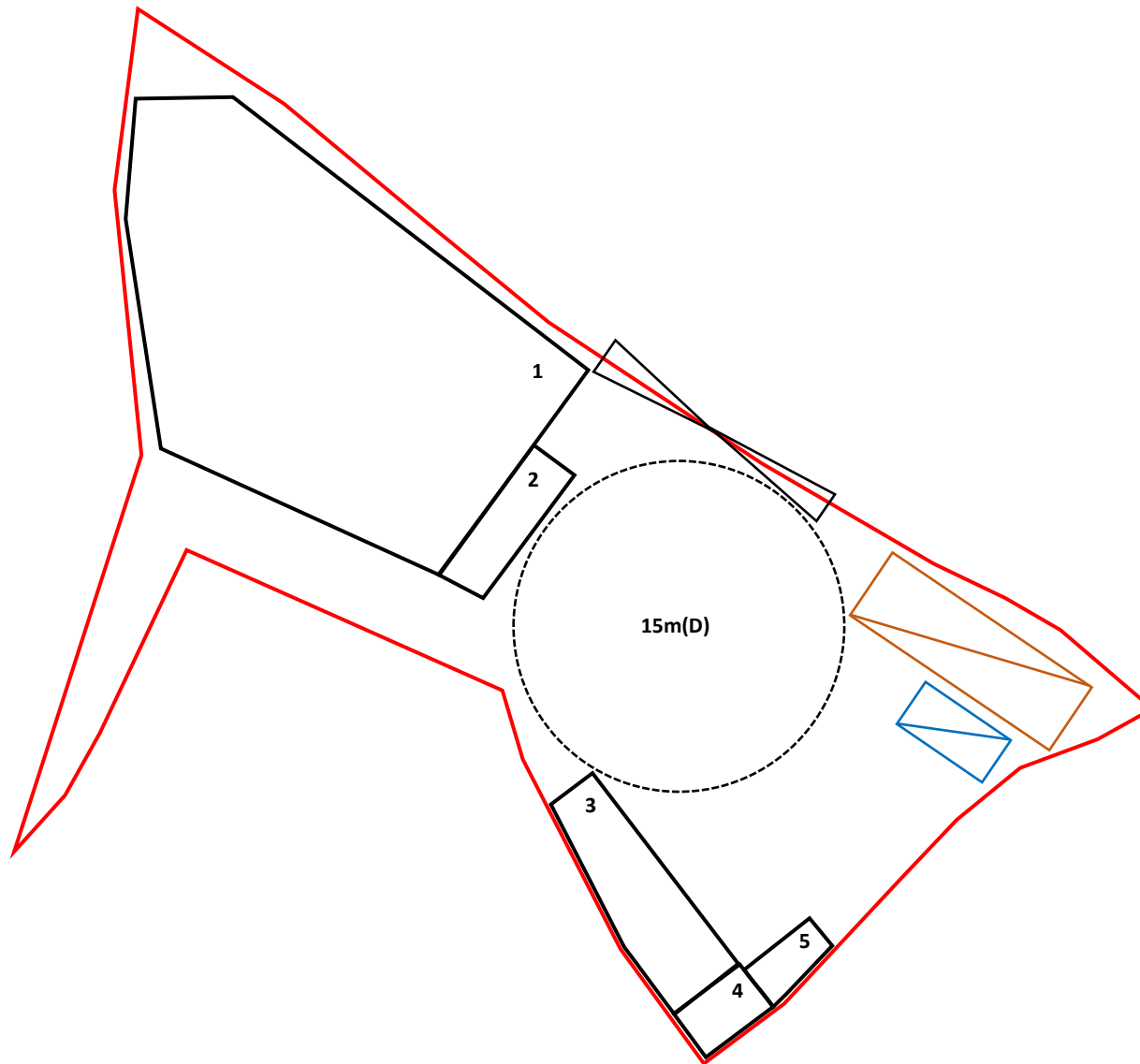
Ref.: ADCL/PLG-10295-R001/F003



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**LEGEND:**

-  Application Site (About 871m²)
-  Warehouse (About 281m²)
-  Porch (About 16m²)
-  Porch and Site Office (About 37m²)
-  Site Office (About 10m²)
-  Storeroom (About 8m²)
-  Loading and Unloading Bay for Medium Goods Vehicles (11m(L) x 3.5m(W))
-  Private Car Parking Space (5m(L) x 2.5m(W))
-  Ingress/Egress (About 12m wide)
-  Manouvering Circle (About 15(D))



(For Identification Only)

Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

Date:

May 2024

Ref.: ADCL/PLG-10295-R001/F004



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List of Illustrations

Illustration 1-I	Aerial Photos (Nos. 46740 and 48013) taken on 29.12.1982 and 17.02.1983
Illustration 1-II	Aerial Photos (Nos. A05550R and A21849) taken on 03.08.1986 and 27.07.1990
Illustration 2	Existing Condition of the Application Site and the Surrounding Areas

Aerial Photo No. 46740

(Taken on 29.12.1982)



Aerial Photo No. 48013

(Taken on 17.02.1983)



LEGEND:  Application Site (For Indicative Purposes Only)

Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Aerial Photos (Nos. 46740 and 48013) taken on 29.12.1982 and 17.02.1983

Illustration:

1-I

Scale:

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Date:

May 2024

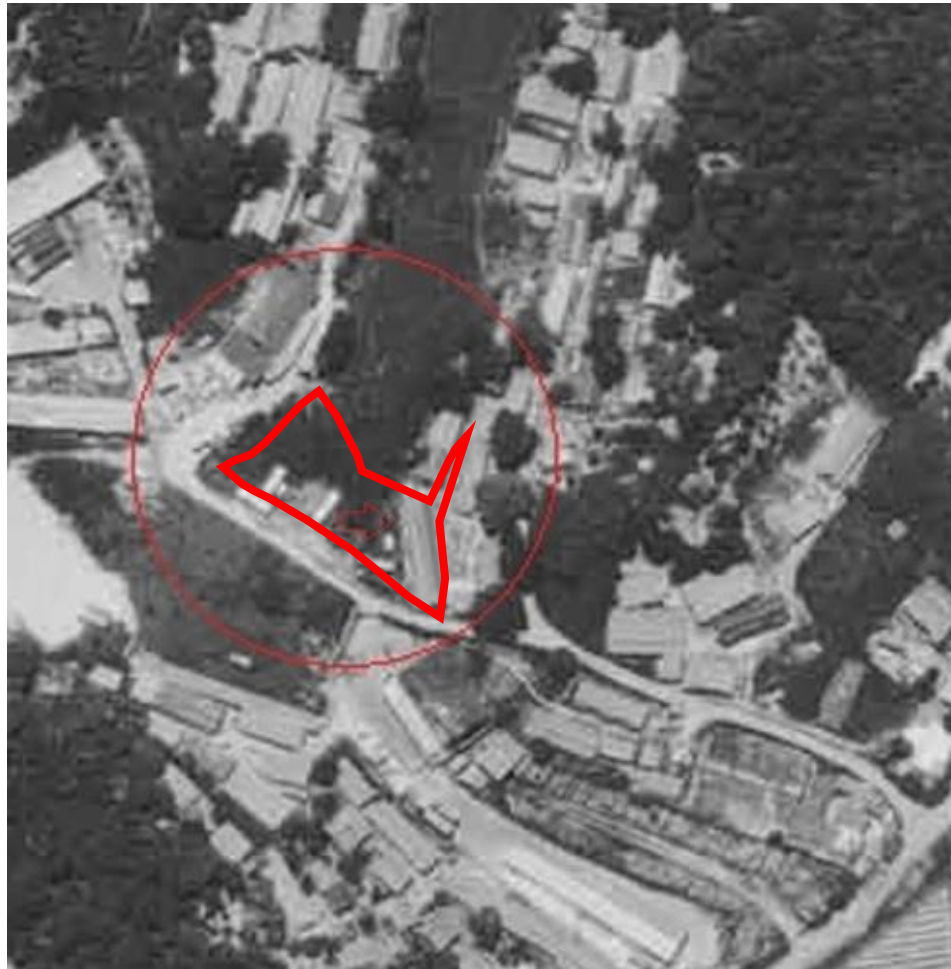
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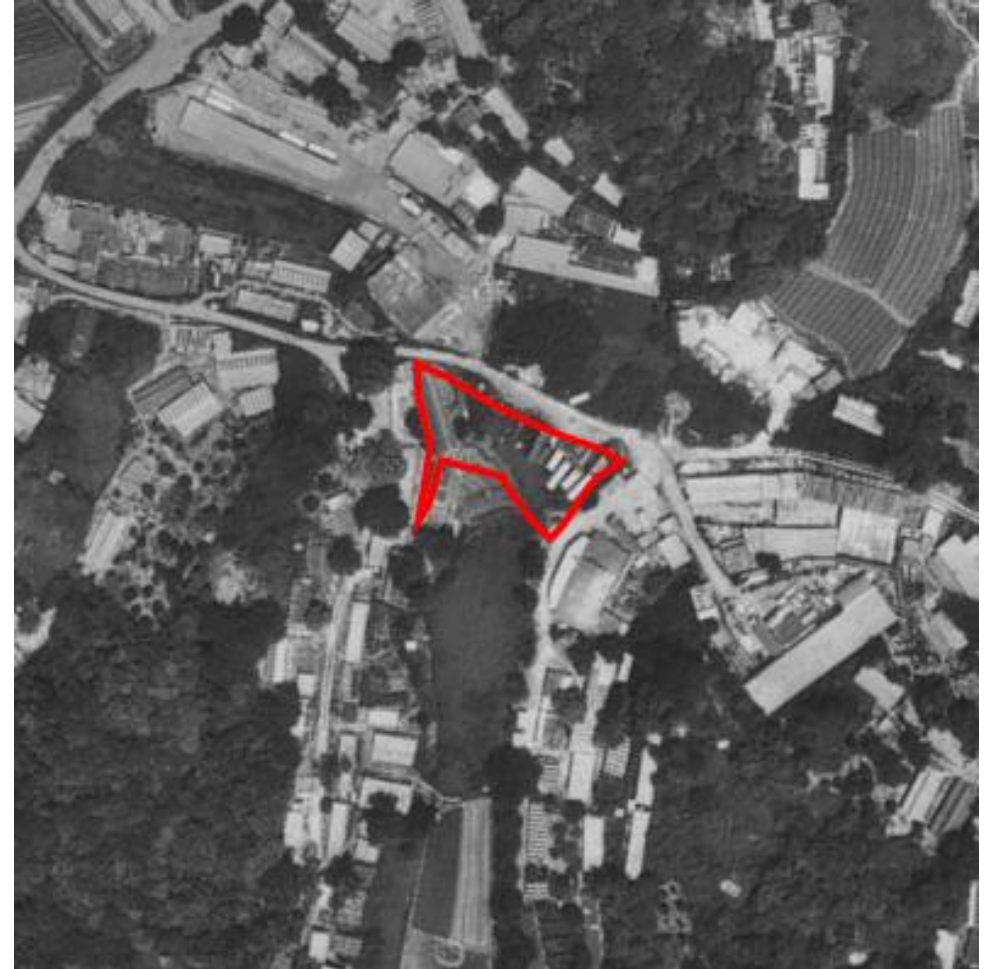
Aerial Photo No. A05550R

(Taken on 03.08.1986)



Aerial Photo No. A21849

(Taken on 27.07.1990)



LEGEND:  Application Site (For Indicative Purposes Only)

Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Aerial Photos (Nos. A05550R and A21849) taken on 03.08.1986 and 27.07.1990

Illustration:

1-II

Scale:

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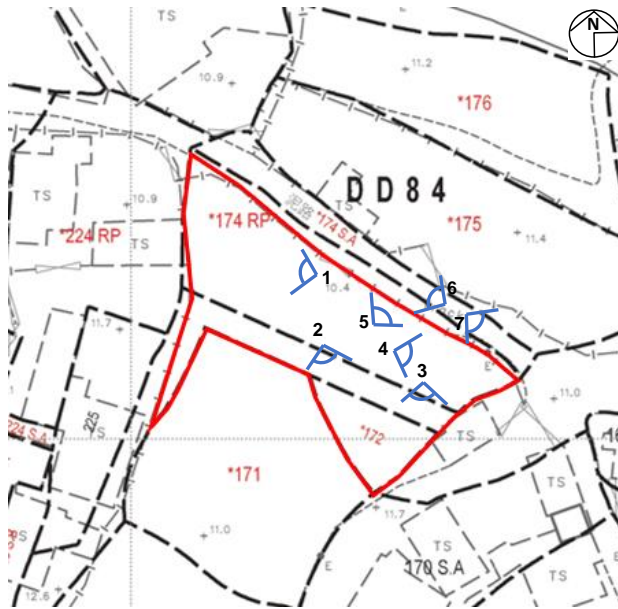
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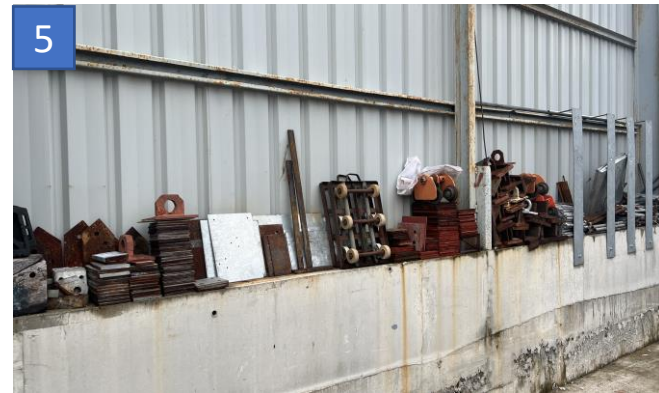
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LEGEND:

The Application Site △ Viewpoint

(For Identification Only)



Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas

Illustration:

1

Scale:

N.A.

Date:

May 2024

Ref.: ADCL/PLG-10295-R001/I002



AIKON DEVELOPMENT CONSULTANCY LTD.

Date : 20th November, 2024
Our Ref. : ADCL/PLG-10295/L005

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/768)**

We refer to the latest comments from the Lands Department and Transport Department and would like to enclose herewith the following items to address the abovementioned departmental comments for their consideration.



- i. Replacement pages of the Application Form (P.2, 5, 6, 10 and 11);
- ii. Replacement pages of the Planning Statement;
- iii. Responses to Comment Table;
- iv. Swept Path Analysis.

Although the application site was filled prior to the applicant's entry, land filling is included in the current application for regularization. The planning application's title is clarified as "*Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories*". Please refer to the revised Planning Statement.

In response to the comments from the Lands Department, it is clarified that the current application intends to regularise existing structures on the application site. The proposed layout plan has been revised to tally with the existing site condition (**Figure 4** refers). Should the application be approved, the applicant will apply to the Lands Department for a short-term waiver and short-term tenancy.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas Luk at [REDACTED].

Yours faithfully,
Aikon Development Consultancy Limited



Address 地址 :

[REDACTED]

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載。(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
AIKON DEVELOPMENT CONSULTANCY LIMITED

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 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, 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 871 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 378 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) 172 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展**Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land**

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 **3**☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 **493**sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 **378**sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 **5**

Proposed domestic floor area 擬議住用樓面面積 **0**sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 **378**sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 **378**sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Table 3 of the attached Planning Statement**Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

Private Car Parking Spaces 私家車車位 **1**

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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 **1**

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

From 8:00a.m. to 7:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		Yes 是	<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)) Local track leading to Ping Che Road																														
		No 否	<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"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 871 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" 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																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <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 checked="" 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 checked="" 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 checked="" type="checkbox"/>																															

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories 新界打鼓嶺坪輦丈量約份第 84 約地段第172號及 174號餘段 (部分) 和毗鄰政府土地
Site area 地盤面積	<div style="text-align: right;">871 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 172 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
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」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="text-align: right;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="text-align: right;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land 擬議臨時貨倉存放五金及建築材料 (為期 3 年) 及填土工程

(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	378 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.43 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. m 米 <input type="checkbox"/> (Not more than 不多於)	
		N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	43.3 % <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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1



Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years **with Filling of Land**

Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Planning Statement

Address:

[REDACTED]
[REDACTED]
[REDACTED]

Prepared by

Aikon Development Consultancy Limited

[REDACTED]
[REDACTED]
[REDACTED]

Nov 2024

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 **Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land** (hereinafter referred to as “the proposed use”) at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the application site was a piece of non-agricultural land with structures long before the gazettal of the Ping Che and Ta Kwu Ling IDPA Plan in 1990;*
- (b) the proposed use would support the government's strategy and the development of Hong Kong's mass transit railway system by providing a secure location for the storage of the required metal pieces and materials needed for new station construction and repair work;*
- (c) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (d) the proposed use is considered not incompatible with the surrounding land uses and has no/minimal adverse visual impacts on the surroundings land uses and neighbourhood;*
- (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
- (f) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

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 sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

[Redacted Signature Block]

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

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」）作擬議臨時貨倉存放五金及建築材料（為期 3 年）**及填土工程**（以下簡稱「擬議用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 84 約地段第 172 號及 174 號餘段（部分）和毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據 2010 年 3 月 12 日刊憲公佈之坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）（以下簡稱「大綱核准圖」），申請地點坐落於「農業」地帶。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- (一) 申請地點早於 1990 年刊憲的坪輦及打鼓嶺中期發展審批地區圖前已為非農業用地並設有構築物；
- (二) 擬議用途將支持政府策略及香港大眾運輸鐵路系統的發展，為新車站建設或維修工程所需的五金及材料提供一個安全存放場所；
- (三) 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (四) 就土地用途而言，擬議用途與周邊地區並非不相容，並不會構成不良景觀影響；
- (五) 擬議用途不會對交通、景觀、視覺、環境和排水方面構成不良影響；及
- (六) 考慮到附近已有類似該申請的規劃申請獲批准，擬議用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

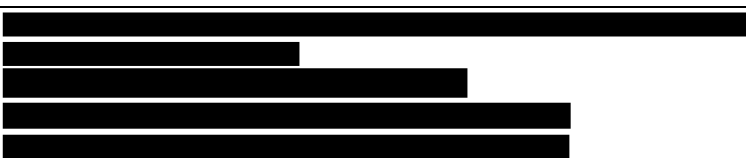


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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land** (hereinafter referred to as “the proposed use”) at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (hereinafter referred to as “the application site”). The application site has an area of about 871m² (including about 172m² of Government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots in which the application site involves.
- 1.1.2 The application site falls within an area zoned “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of Lai Kwok Leung (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The aerial photos (No. 46740, 478013, A05550R and A21849) taken in 1982, 1983, 1986 and 1990 respectively, provide evidence of the application site's history prior to the gazettal of the Ping Che and Ta Kwu Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-TKL/1 on 17.08.1990 (hereinafter referred to as “the IDPA Plan”). As shown in **Illustrations 1-I** and **1-II**, the application site was a piece of non-agricultural land with existing structures long before the IDPA Plan was implemented.
- 1.2.2 Furthermore, aerial photo No. A21849 taken on 27.07.1990 reveals that the application site was being utilised for storage use immediately prior to the gazettal of the IDPA Plan. No agricultural activities were found on the application site, and it was covered by structures.

- 1.2.3 Over the years, the Applicant has modified and upgraded the structures on the application site to optimise its use in response to the evolving operational needs. As a result, the existing structures on the application site today differ from the earlier structures shown in the historical aerial photos from the 1980s and early 1990s. While the overall nature of the site's utilisation has remained non-agricultural, the Applicant has adapted and enhanced the specific structures to better serve the evolving needs of the operations.

1.3 Objectives

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

- (a) *To provide a secure temporary storage space for the metal pieces and materials required for new construction or repair work on the mass transit railway system;*
- (b) *To support the government's strategy and the development of the railway network, meeting the increasing demand and ensuring efficient logistics and seamless implementation of mass transit railway projects;*
- (c) *To fully utilise the land resources falling within "AGR" zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long term planning intention of "AGR" zone; and*
- (d) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

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. 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 Conditions of the Application Site

2.1.1 The application site is located in the Ta Kwu Ling area. The application site is hard paved and fenced-off, and is accessible from its north via a local track leading to Ping Che Road (**Figure 1** refers).

2.1.2 **Illustration 2** indicates the current conditions of the application site and its surrounding areas.

2.2 History of the Application Site

2.2.1 According to the Applicant, the application site has been paved before their entry, and it was utilized as a bus depot in the 1980s-1990s. As shown in **Illustration 1-II**, the aerial photo dated 27.7.1990 reveals that the application site was being utilized for storage-related use prior the gazettal of the IDPA plan, and the subject site should have been paved for non-agricultural purposes since 1980s.

2.2.2 As evidenced in the photo extracted from google earth dated 1.1.2013, the application site has been paved with some overgrown vegetation. Photo below also demonstrated concrete paving at the application site in 2019. However, to regularise previous land filling activities, filling of land is included in the current application. The extent of land filling is about 871m² with a depth of 0.15m (**Figure 5** refers).



Photo 1. Extract From Google Earth Dated 1.1.2013

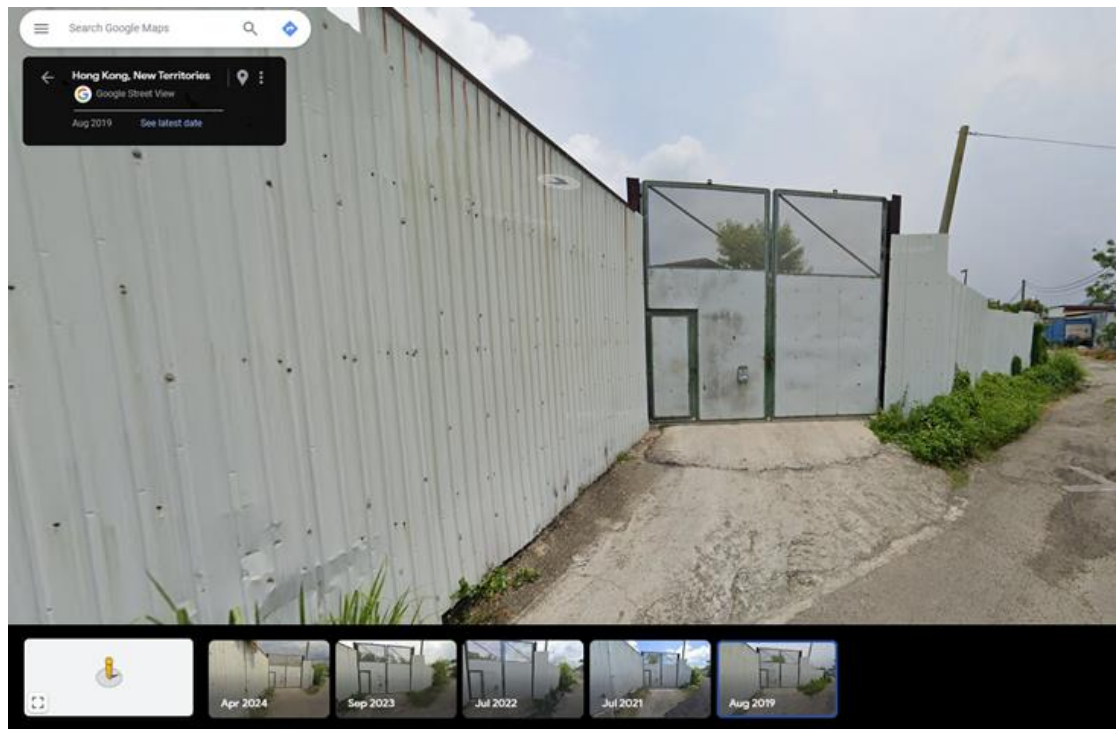


Photo 2. Extract From Google Earth (2019)

2.3 Surrounding Land-use and Characteristics

- 2.3.1 The surrounding areas are predominated by vehicle repairing workshops, warehouses, storages/open storages, temporary structures, vacant land and shrubland. Immediately north of the application site is a temporary open storage of construction machinery and construction materials, which is covered by valid planning permission No. A/NE-TKL/745 approved by the Rural and New Town Planning Committee in 2024.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “AGR” zone is intended primarily to *“retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*.

3.1.2 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 from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

3.2.1 There is no previous application for the application site.

3.3 Similar Applications

3.3.1 In the past three years, there were eight similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the Current OZP. Details of the similar applications are tabulated in **Table 1** below.

Table 1: Similar Planning Applications in the Past Three Years

Application No.	Proposed Use(s)	Decisions
A/NE-TKL/655	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.05.2021
A/NE-TKL/676	Temporary Warehouse for Storage of Metals for a Period of 3 Years	Approved with condition(s) on a temporary basis on 24.12.2021
A/NE-TKL/695	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18.03.2022
A/NE-TKL/702	Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land	Approved with condition(s) on a temporary basis on 26.08.2022
A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	Approved with condition(s) on a temporary basis on 19.05.2023

Application No.	Proposed Use(s)	Decisions
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 11.09.2023
A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.10.2023
A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 05.04.2024

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years). The application site has a total area of about 871m². Access to the application site will be provided through an ingress/egress point (in about 12m) located at the northern boundary (**Figure 4** refers), which is connected to a local track leading to Ping Che Road (**Figure 1** refers).
- 4.1.2 According to the indicative layout plan (**Figure 4** refers), the application site comprises of five one-storey temporary structures (with a maximum height of 6m), providing a total floor area of approximately 378m² for warehouse, porches, site offices and storeroom. Within the application site, there is provision for one parking space for private cars and one loading and unloading (L/UL) bay for medium goods vehicles (MGVs). The remaining area will be used as loading/unloading and vehicle manoeuvring spaces.
- 4.1.3 Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the proposed use are from 8:00a.m. to 7:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays.
- 4.1.4 For implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Tenancies (STT) and the modification of the Short Term Waivers (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.
- 4.1.5 Key development parameters of the proposed use are tabulated in **Table 2**. **Table 3** provides details of the proposed ancillary temporary structures under the current application.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land
Operation Hours	From 8:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	871m ²
Covered Area	About 378m ² (About 43.3%)
Uncovered Area	About 493m ² (About 56.6%)
Temporary Structures No(s). No. of Storey Maximum Height Total Floor Area	 5 1 6m About 378m ²
No. of Parking Space Private Car (5m(L) x 2.5m(W))	 1
No. of L/UL Bay MGVs (11m(L) x 3.5m(W))	 1

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m ²)	No. of Storeys	Max. Height (About) (m)
1	Warehouse	307	1	6
2	Porch	16	1	4
3	Porch & Site Office	37	1	4
4	Site Office	10	1	3
5	Storeroom	8	1	3
Total		378		

4.2 Proposed Traffic Arrangement

- 4.2.1 The application site can be accessed through a local track that leads to Ping Che Road (Figure 1 refers). The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. One parking space for private car and one L/UL bay for MGVs are provided within the application site.
- 4.2.2 The design/configuration of the proposed layout ensures sufficient space for maneuvering vehicles throughout the application site, such that no waiting or queuing of goods vehicles along the local access road will arise under any circumstances. The proposed development would make use of the ingress/egress point in about 12m for vehicular access, which is sufficient for two motor vehicles to safely manoeuvre simultaneously. Sufficient manoeuvring space with manoeuvring circle in not less than 15m(D) is also proposed for the proposed types of goods vehicles under the current application to manoeuvre within the application site and into/out of the parking and L/UL spaces.

4.2.3 The estimated traffic generation and attraction is shown in **Table 4**.

Table 4: Estimated Traffic Generation and Attraction

	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
MGV	1	1	1	1
Private Car	-	1	1	-

Considering that the expected vehicular trip generation and attraction for the proposed use will be insignificant, the additional traffic trips is expected to be accommodated without affecting the operation of the nearby junctions and links. Hence, no adverse traffic impact is anticipated from the proposed use.

4.2.4 Queuing back of vehicles outside the application site/ at the local access 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:

- Traffic regulator will be deployed near the access of the subject site to conduct traffic control to ensure no queuing of vehicles outside the application site;
- 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; and
- 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.

4.3 Landscape Consideration

4.3.1 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.

4.4 Environmental Consideration

4.4.1 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated.

4.4.2 Metal and construction materials to be stored within the application site will be non-

polluted and non-dangerous in nature and will remain stagnant all the time. On the whole, all storage activities will only be confined to within the application site area without affecting the neighboring uses.

- 4.4.3 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4.5 Drainage Consideration

- 4.5.1 An existing discharge point has been identified to the northeast of the application site, Peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).

5. PLANNING JUSTIFICATIONS

5.1 The Application Site was Non-Agricultural Land with Structures Prior to 1990 IDPA Plan Gazettal

- 5.1.1 The aerial photos (No. 46740, 478013, A05550R and A21849) taken in 1982, 1983, 1986 and 1990 respectively, provide evidence of the application site's history prior to the gazettal of IDPA Plan on 17.08.1990. As shown in **Illustrations 1-I** and **1-II**, the application site was a piece of non-agricultural land with existing structures long before the IDPA Plan was implemented. Furthermore, aerial photo No. A21849 taken on 27.07.1990 shows that the application site was being utilised for storage use immediately prior to the gazettal of the IDPA Plan. No agricultural activities were found on the application site, and it was covered by structures. In view of the above, proposed use within the application site, shall deserve sympathetic consideration by the Board.

5.2 Supporting the Government's Strategy and the Development of Hong Kong's Mass Transit Railway System

- 5.2.1 The proposed use will serve as a secure and centralised storage facility for the metal components and construction materials essential for ongoing and future mass transit railway projects. By storing these materials in a controlled indoor environment, the warehouse will help preserve their quality and condition. This will ensure the materials remain in a usable state when they are required for railway construction and repair work, without being compromised by exposure to the elements or other environmental factors. Protecting the materials in this way will enable the railway projects to reliably access the necessary components as needed, supporting the timely and efficient delivery of these critical infrastructure improvements.
- 5.2.2 Furthermore, the proposed use supports the government's strategic objectives to expand and improve the mass transit railway system to meet growing public transportation needs. With increasing railway construction and upgrading activities, there is a rising demand for efficient storage and logistics solutions to streamline the supply of necessary materials. Providing this temporary warehouse facility will contribute to the timely and cost-effective delivery of railway projects by enabling reliable access to required construction and repair materials. The centralised storage location will enhance logistical coordination and facilitate the seamless integration of materials into ongoing railway works, minimising delays and disruptions.

5.3 Not Jeopardizing the Planning Intention of "AGR" Zone

- 5.3.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of "AGR" zone may hardly be materialised in short term until the surrounding characteristics are entirely and compulsorily required to be utilised for agricultural activities again. In contrast,

approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.

- 5.3.2 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.4 Compatible with Land Uses of the Surrounding Areas

- 5.4.1 The surrounding areas of the application site are predominantly occupied by open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrubland are also found in the vicinity. The proposed use is therefore considered compatible with the land use in the surrounding areas.
- 5.4.2 The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.5 No Adverse Infrastructural nor Environmental Impacts

- 5.5.1 The proposed development will only make use of MGVs and private cars to travel to/from the application site via the proposed access route. Careful consideration has been given to the design and layout of the proposed site, ensuring ample provision for parking, L/UL Bay, manoeuvring space, and the implementation of appropriate traffic management measures upon approval of the application. Given that the expected vehicular trip generation and attraction for the proposed use will be minimal, the additional traffic trips are expected to be accommodated without impacting the nearby junctions and links. Appropriate traffic management measures have been designed to mitigate any potential adverse effects on the surrounding road network and pedestrian safety. Therefore, it is not anticipated that the proposed use will result in any adverse traffic impacts on the area.
- 5.5.2 Given that the application site is currently hard-paved and there are no existing trees within the application site, the site has very low agricultural value at present. The proposed development would induce no significant landscape impact.
- 5.5.3 Given that no dusty operation would be involved, no adverse air quality impact from vehicular emissions and industrial emissions during the operation stage of the proposed use is anticipated. Metal and construction materials to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The Applicant will strictly follow EPD’s latest “CoP” and comply with all environmental protection/pollution control ordinances, during construction and operation stages of the

proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

- 5.5.4 An existing discharge point has been identified to the northeast of the application site, and peripheral U-shaped channels are proposed to facilitate drainage collection. As such, no significant adverse drainage impact is expected. If deemed necessary, the Applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the Board and/or the relevant Government department(s) in compliance with approval condition(s).











5.6 Not Setting an Undesirable Precedent

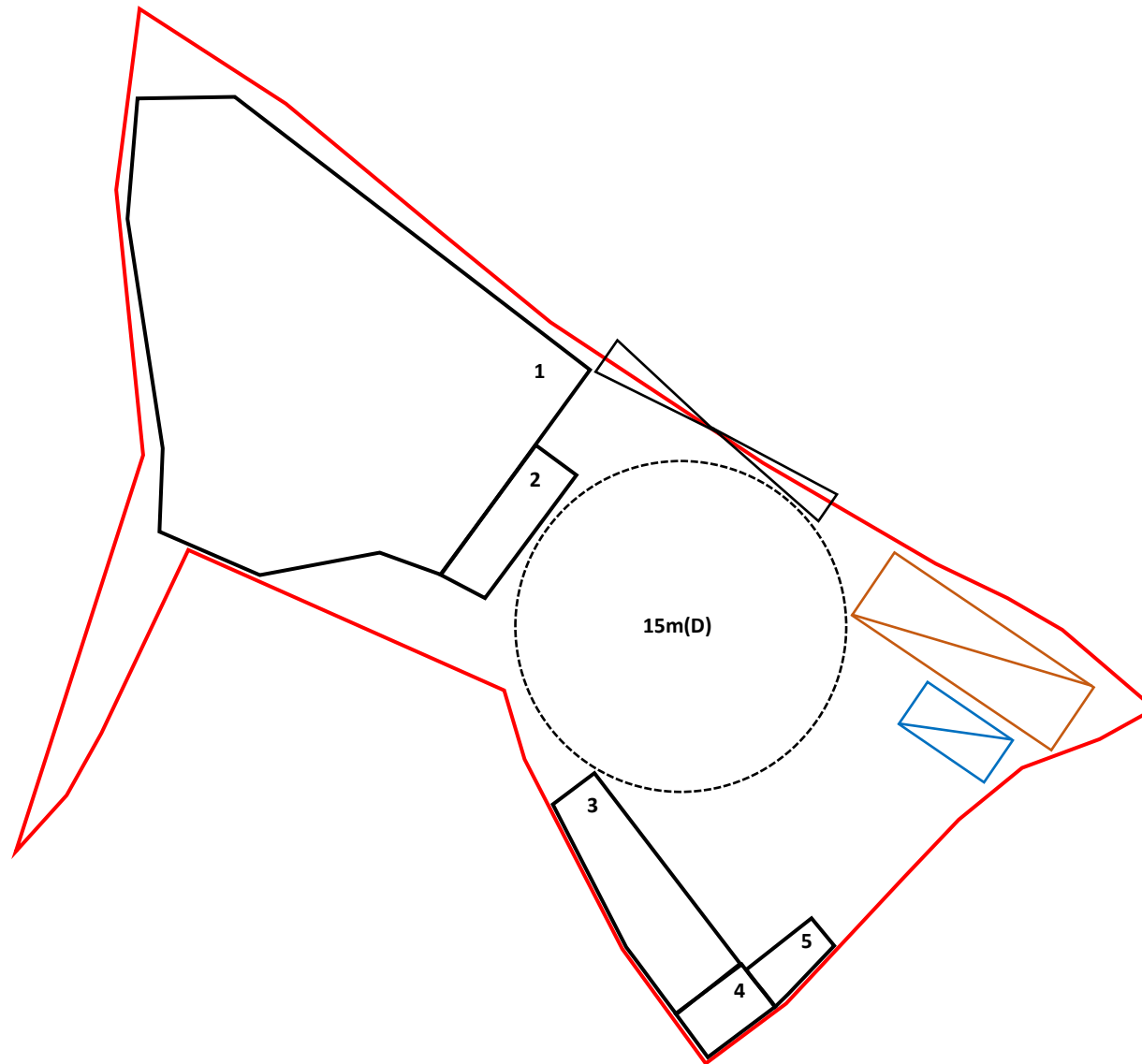
- 5.6.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. The application site has an area of about 871m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site currently falls within an area zoned “AGR” on the Current OZP. According to the Covering Notes of the Current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the Current OZP. It is considered that, the current application is well justified on the grounds:-
- (a) the application site was a piece of non-agricultural land with structures long before the gazettal of the Ping Che and Ta Kwu Ling IDPA Plan in 1990;*
 - (b) the proposed use would support the government's strategy and the development of Hong Kong's mass transit railway system by providing a secure location for the storage of the required metal pieces and materials needed for new station construction or repair work;*
 - (c) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (d) the proposed use is considered not incompatible with the surrounding land uses and has no/minimal adverse visual impacts on the surroundings land uses and neighbourhood;*
 - (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the proposed use is anticipated; and*
 - (f) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*
- 6.3 In view of the above and planning justifications as detailed in this Planning Statement, it is hoped that the Board will give sympathetic consideration and approve the current application on a temporary basis for a period of three years.

**LEGEND:**

-  Application Site (About 871m²)
-  1 Warehouse (About 307m²)
-  2 Porch (About 16m²)
-  3 Porch and Site Office (About 37m²)
-  4 Site Office (About 10m²)
-  5 Storeroom (About 8m²)
-  Loading and Unloading Bay for Medium Goods Vehicles (11m(L) x 3.5m(W))
-  Private Car Parking Space (5m(L) x 2.5m(W))
-  Ingress/Egress (About 12m wide)
-  Manouvering Circle (About 15(D))



(For Identification Only)

Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Revised Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

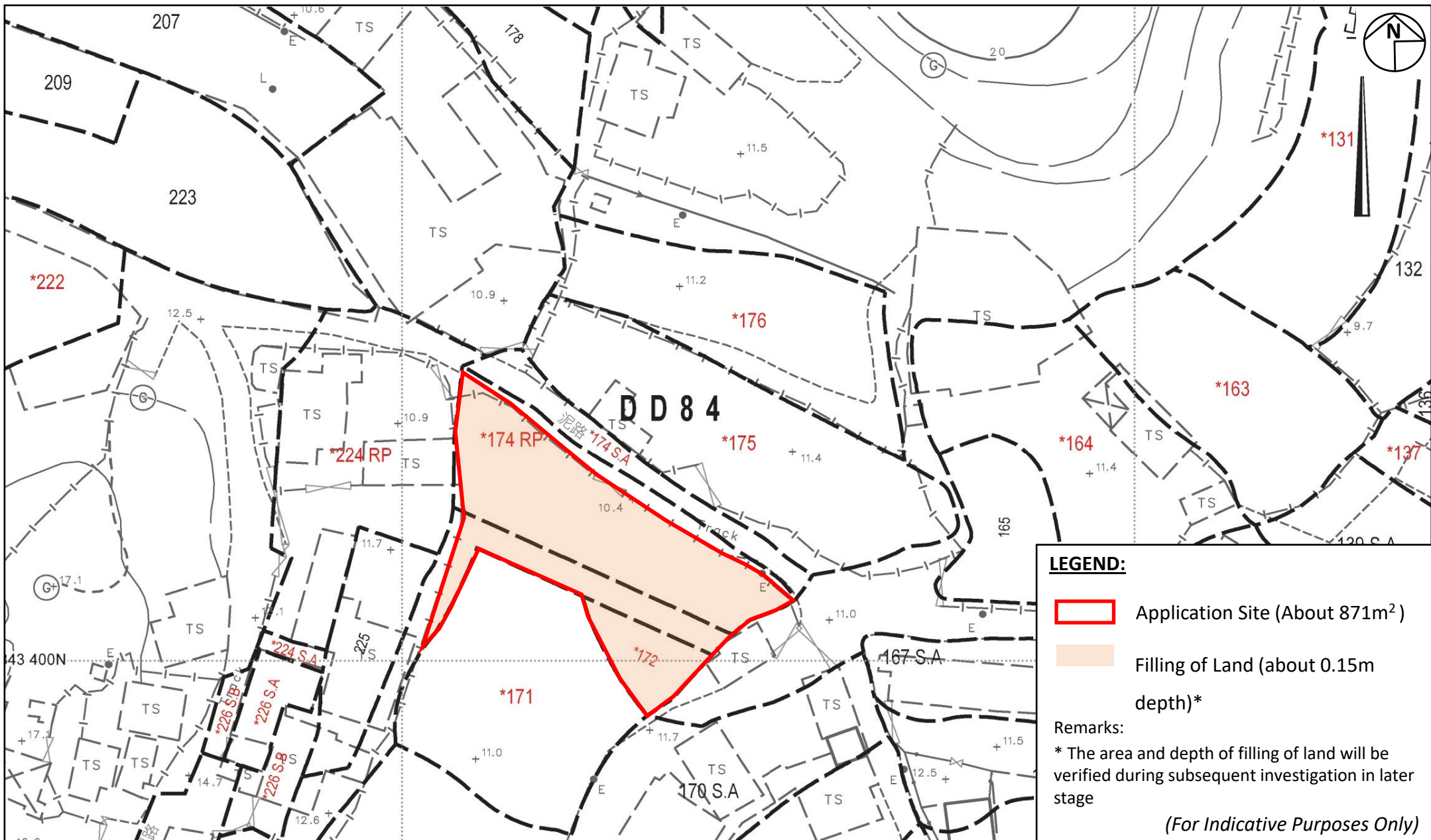
Date:

Nov 2024

Ref.: ADCL/PLG-10295-R001/F004a



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Title:

Extent of Land Filling

Figure:

5

Scale:

Not to Scale

Date:

Nov 2024

Ref.: ADCL/PLG-10295-L004/F005



AIKON DEVELOPMENT CONSULTANCY LTD.

Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

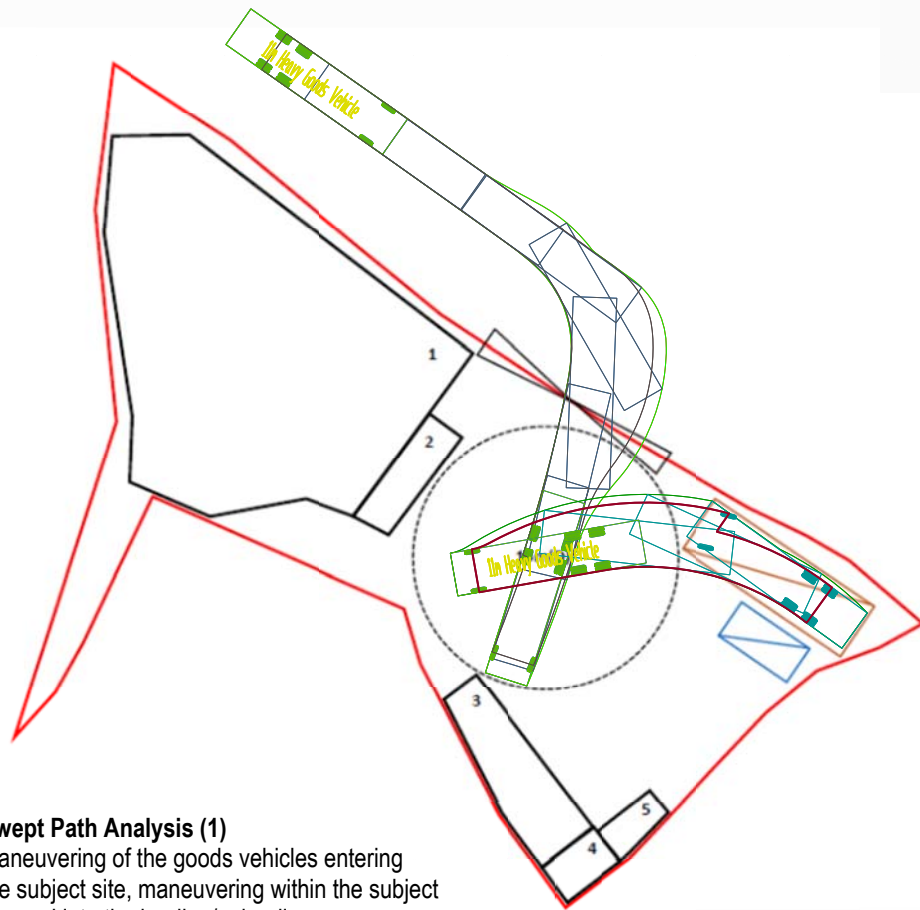
Department	Date	Comments	Responses to Departmental Comments
Lands Department (LandsD)	26.8.2024	<p>1. The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.</p> <p>2. The application site is already being used for the uses under the application. The substantial structures erected do not tally with the proposed layout plan of this application.</p> <p>3. I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structures within the said private lots covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD.</p> <p><u>Unlawful occupation of Government land adjoining the said private lots with unauthorised structure covered by the planning application</u></p> <p>The GL within the application site (about 172m² as mentioned in the application form) has been fenced off and illegally occupied with unauthorised structure without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL and remove the unauthorised structure as demanded by LandsD. This office reserves</p>	<p>Noted.</p> <p>The application site was a piece of non-agricultural land with existing structures long before the IDPA Plan was implemented. Furthermore, aerial photo No. A21849 taken on 27.07.1990 shows that the application site was being utilised for storage use immediately prior to the gazettal of the IDPA Plan. The current application intends to regularise existing structures on the application site. The proposed layout plan has been revised to tally with the existing site condition (Figure 4 refers).</p> <p>Ditto.</p> <p>Noted. The current application intends to regularise existing structures on the private lots and concerned government land. The applicant will apply to the LandsD for a short-term tenancy should the current application be approved.</p>

Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
		<p>the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p> <p>4. The following irregularity not covered by the subject planning application has been detected by this office:</p> <p><u>Unauthorised structure within the said private lots not covered by the planning application</u></p> <p>There is unauthorised structure extended from the said private lots to Lot No. 171 in D.D. 84 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>5. The lot owners shall remove the unauthorised structures not covered by the subject planning application and cease the illegal occupation of the Government land immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to this office for Short Term Waiver (STW) by all owners of the lots and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of date-back waiver fee from the first date the unauthorised structures were erected/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land. Besides, given the</p>	<p>The current application intends to regularise existing structure on the application site. The proposed layout plan has been revised to tally with the existing site condition (Figure 4 refers). Should the application be approved, the applicant will apply to the LandsD for a short-term waiver and short-term tenancy.</p> <p>Ditto.</p>

Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years with Filling of Land at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
		proposed use is temporary in nature, only erection of temporary structures will be considered.	
Transport Department (TD)	2.9.2024	(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to the attached swept path analysis demonstrating there is sufficient space for maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the loading/unloading spaces. Sufficient maneuvering space is available for the parking space.
		(ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	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.
		(iii) The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.



Swept Path Analysis (1)

Maneuvering of the goods vehicles entering the subject site, maneuvering within the subject site and into the loading/unloading spaces

- Application Site (About 871m²)
- 1 Warehouse (About 307m²)
- 2 Porch (About 16m²)
- 3 Porch and Site Office (About 37m²)
- 4 Site Office (About 10m²)
- 5 Storeroom (About 8m²)
- Loading and Unloading Bay for Medium Goods Vehicles (11m(L) x 3.5m(W))
- Private Car Parking Space (5m(L) x 2.5m(W))
- X Ingress/Egress (About 12m wide)
- Manoeuvring Circle (About 15(D))



Swept Path Analysis (2)

Maneuvering of the goods vehicles exiting the subject site, maneuvering within the subject site and out of the loading/unloading spaces

- Application Site (About 871m²)
- 1 Warehouse (About 307m²)
- 2 Porch (About 16m²)
- 3 Porch and Site Office (About 37m²)
- 4 Site Office (About 10m²)
- 5 Storeroom (About 8m²)
- Loading and Unloading Bay for Medium Goods Vehicles (11m(L) x 3.5m(W))
- Private Car Parking Space (5m(L) x 2.5m(W))
- X Ingress/Egress (About 12m wide)
- Manoeuvring Circle (About 15(D))

**Similar S.16 Applications for Temporary Warehouse
for a Period of 3 Years and Associated Filling of Land
within the same “Agriculture” Zone in the vicinity of the Application Site
in the Ping Che & Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKL/695*	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (Revoked on 18.9.2023)
A/NE-TKL/721^	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023 (Revoked on 19.11.2024)
A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.9.2023
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024
A/NE-TKL/762*	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.8.2024
A/NE-TKL/779^	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	22.11.2024

Remarks

*: Applications No. A/NE-TKL/695 and 762 involve the same site.

^: Applications No. A/NE-TKL/721 and 779 involve the same site.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from the public drainage point of view;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix IV**.

2. Landscape

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

- no objection to the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes character comprising temporary structures, active farmlands and woodland within the “Green Belt” zone. The applied use under this application is considered not incompatible with its surrounding environment; and
- based on the Site photo taken on 21.2.2023, the Site is hard-paved with a temporary structure. No sensitive landscape resources is observed within the Site. According to the applicant, there is no existing tree within the Site. Comparing the aerial photos between 2022 and 2023, vegetation clearance within the Site is observed, adverse landscape impact on existing landscape resources has taken place in 2022. Significant adverse impact on the existing landscape resources within the Site arising from the applied use is not anticipated.

3. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

4. Building Matters

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

- no objection to the application;
- it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed buildings works in accordance with the BO; and
- his advisory comments are at **Appendix IV**.

5. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the applied use 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. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works.

6. Other Departments

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the following irregularities covered by the planning application have been detected by her office:

unauthorised structures within the said private lots covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

The GL within the Site (about 172m² as mentioned in the Application Form) has been fenced-off and illegally occupied with unauthorised structure without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL and remove the unauthorized structure as demanded by LandsD. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. Illegal occupation of GL is not restricted to erection of structures by includes occupation;

- (iii) the following irregularity not covered by the planning application has been detected by her office:

unauthorised structures within the said private lots not covered by the planning application

there is unauthorised structure extended from the said private lots to Lot 171 in D.D. 84 not covered by the planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iv) erection of unauthorised structures first and then applied for regularisation should not be encouraged. The STW (if applied after obtaining the planning approval) will be considered for the lots (i.e. on whole lot basis). Besides, the unauthorised structure extended from the

subject lots to Lot 171 in D.D. 84 (which is not covered by the planning application) should be removed;

- (v) the lot owners shall remove the unauthorised structures not covered by the planning application and cease the illegal occupation of the GL immediately and, subject to approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, apply to her office for Short Term Waiver (STW) by all owners of the lots and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of date-back waiver fee from the first date the unauthorised structures were erected/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and
 - (vi) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person (AP); and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement of the Site should be commented and approved by Transport Department (TD);
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting to the Site;

- (f) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Ping Che Road and the Site is not managed by TD. The applicant should seek comments from the responsible party;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
- (ii) the applicant is advised of the following general requirements in the drainage proposal:
- surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpit with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - 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 or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
 - the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - the applicant and the successive lot owners shall allow connections from the adjacent

lots to the completed drainage works on GL when so required; and

- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

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

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
- (ii) 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
- (iii) if the proposed structure are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;

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

- (i) it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the coordinator for the proposed buildings works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- detailed checking under the BO will be carried out at building plan submission stage; and

- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the applied use 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. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.

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

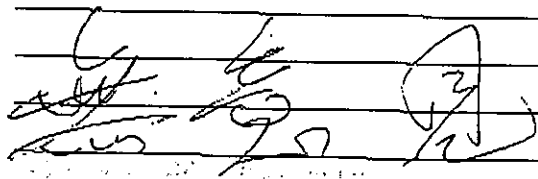
By Fax : 2877 0245 or 2522 8426

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/768

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 2024.8.8.

From:
Sent: 2024-08-22 星期四 22:55:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/768 DD 84 Ping Che

A/NE-TKL/768

Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che

Site area: About 871sq.m Includes Government Land of about 172sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Metal and Construction Materials / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. No history of applications and approval would encourage the penetration of brownfield into an area that was previously not popular with brownfield operators.

Tens of thousands of "Agriculture" zoning have already been approved for conversion to brownfield under the excuse of Category 2 areas under the TPB PG-No. 13G. This is not one of those designated districts.

There is no justification for streamlining and approval of this application.

Mary Mulvihill