

This document is received on 7 OCT 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](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](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



|                                 |                         |                  |
|---------------------------------|-------------------------|------------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A / NE-TKL / 780 |
|                                 | Date Received<br>收到日期   | -7 OCT 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 )

Sunwacork Insulation Materials Supplies Limited 新華水松恒溫材料有限公司

### 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 )

Centaline Property Agency Limited 中原地產代理有限公司

### 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot Nos. 497, 498, 499 and 500<br>in D.D. 87, Ping Che, Ta Kwu Ling, New Territories<br>新界打鼓嶺坪輦丈量約份第 87 約地段<br>第 497 號, 498 號, 499 號及 500 號   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 1892 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 750 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | Not Applicable 不適用 sq.m 平方米 <input type="checkbox"/> About 約  |

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Ping Che and Ta Kwu Ling Outline Zoning Plan<br>No. S/NE-TKL/14<br>坪輦及打鼓嶺分區計劃大綱核准圖（編號：S/NE-TKL/14）   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Agriculture 農業  |
| (f) Current use(s)<br>現時用途   | Warehouse for Storage of Construction Materials<br>貨倉存放建築材料<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

| Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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 notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(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 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



|  |   |
|--|---|
| <b>6. Type(s) of Application 申請類別</b>  |   |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展   | <b>Warehouse for Storage of Construction Materials</b><br><b>貨倉存放建築材料</b><br><br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> .....<br><input type="checkbox"/> month(s) 個月 .....  |
| <b>(c) Development Schedule 發展細節表</b>  |   |
| Proposed uncovered land area 擬議露天土地面積  | 1142 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed covered land area 擬議有上蓋土地面積   | 750 .....sq.m <input checked="" type="checkbox"/> About 約   |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | 3 .....   |
| Proposed domestic floor area 擬議住用樓面面積  | Nil .....sq.m <input type="checkbox"/> About 約  |
| Proposed non-domestic floor area 擬議非住用樓面面積   | 750 .....sq.m <input checked="" type="checkbox"/> About 約   |
| Proposed gross floor area 擬議總樓面面積  | 750 .....sq.m <input checked="" type="checkbox"/> About 約   |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)<br>Structure A: Warehouse; 1 storey (5m) 構築物A：倉庫；1層（5米）<br>Structure B: Ancillary Office; 1 storey (3m) 構築物B：附屬辦公室；1層（3米）<br>Structure C: Toilet; 1 storey (3m) 構築物C：廁所；1層（3米） |   |
| 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<br><b>Mondays to Saturdays: 9am to 5:30pm Sundays and Public Holidays: Closed</b><br>星期一至星期六：上午 9 點至下午 5:30 點 星期日及公共假期：休息  |                                  |  |   |
| (d) Any vehicular access to the site/subject building?<br>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)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Local Access Leading to Ping Che Road 坪輦路   |   |
|  | No 否                             | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  |   |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>擬議發展計劃是否包括現有建築物的改動？  | Yes 是                            | <input checked="" type="checkbox"/> Please provide details 請提供詳情<br><b>Alternation of existing warehouse structures while keeping the existing toilet and ancillary office.</b><br>改造現有倉庫結構，同時保留現有廁所和附屬辦公室。  |   |
|  | No 否                             | <input type="checkbox"/>   |   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？   | Yes 是                            | <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)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約 |   |
|  | No 否                             | <input checked="" type="checkbox"/>  |   |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | On environment 對環境               | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | On traffic 對交通                   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | On water supply 對供水              | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | On drainage 對排水                  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | On slopes 對斜坡                    | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | Affected by slopes 受斜坡影響         | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | Landscape Impact 構成景觀影響          | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | Tree Felling 砍伐樹木                | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | Visual Impact 構成視覺影響             | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/> |
|  | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/>   | No 不會 <input type="checkbox"/>            |
|  | Nil                              |  |   |



|  |  |
|--|--|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

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

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

The justifications for temporary warehouse for storage of construction materials are as follows:

1. The application site has not been used as a piece of agricultural land since 1992
2. Reasonable proposed covered storage area in the application site
3. The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the "AGR" zone or any planned infrastructural developments at the application site and its neighbourhood
4. The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood
5. No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected
6. The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site

Remarks: Please refer to the attached planning statement.

申請臨時貨倉存放建築材料的理由如下:

1. 自1992年以來，該申請地點就不再被用作農業用途
2. 申請地點內合理建議有遮蓋的存放區域
3. 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
4. 就土地用途而言，擬議用途與周邊地區相容，並不會構成不良影響
5. 擬議用途不會對交通、景觀、環境和排水方面構成不良影響
6. 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

備註: 請參閱所附規劃報告書



**8. Declaration 聲明**

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

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

Signature  
簽署



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

Luk Lai Ching 陸麗青

Chartered Surveyor 註冊產業測量師

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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 Centaline Property Agency Limited 中原地產代理有限公司  
代表



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

Date 日期

26/09/2024

(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 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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置／地址              | <p><b>Lot Nos. 497, 498, 499 and 500</b><br/> <b>in D.D. 87, Ping Che, Ta Kwu Ling, New Territories</b></p> <p>新界打鼓嶺坪輦丈量約份第 87 約地段<br/>         第 497號, 498號, 499號及 500號</p>  |
| Site area<br>地盤面積                      | <p><b>1892</b> sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</p>   |
| Plan<br>圖則                             | <p><b>Approved Ping Che and Ta Kwu Ling Outline Zoning Plan</b><br/> <b>No. S/NE-TKL/14</b><br/>         坪輦及打鼓嶺分區計劃大綱核准圖 (編號: S/NE-TKL/14)</p>  |
| Zoning<br>地帶                           | <p>Agriculture 農業</p>   |
| Type of Application<br>申請類別            | <p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br/>         位於鄉郊地區或受規管地區的臨時用途/發展為期</p> <p><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br/>         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</p> <p><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p> |
| Applied use/<br>development<br>申請用途/發展 | <p><b>Warehouse for Storage of Construction Materials</b><br/>         貨倉存放建築材料</p>   |



|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | Nil <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            | Nil <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於   |
|  | Non-domestic<br>非住用  | 750 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.396 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | Nil   |  |
|  | Non-domestic<br>非住用  | 3   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | Nil <input type="checkbox"/> (Not more than 不多於) m 米  |  |
|  |  | Nil <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層                                 |  |
|  | Non-domestic<br>非住用  | 3 to 5 <input 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<br>上蓋面積   | 39.6 % <input checked="" type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>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<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 1  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 1  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |   | 1  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                                       | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Location Plan, Lot index Plan extract, Outline Zoning Plan extract, site photos</u></b> |                          |                                     |
| <b><u>Reports 報告書</u></b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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。





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中原地產代理有限公司 牌照號碼 Licence no. C-000227

## **SECTION 16 - PLANNING APPLICATION**

**Proposed Temporary Warehouse for Storage of Construction  
Materials for a period of 3 years**

**Lot Nos. 497(Part), 498(Part), 499(Part) and 500(Part) in D.D.  
87, Ping Che, Ta Kwu Ling, New Territories**

September 2024

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Planning Statement prepared by

Centaline Commercial (Professional Consultancy Department)

Address:

Rooms 708-711 & 714B,  
7/F, East Wing, Tsim Sha Tsui Centre,  
No. 66 Mody Road, Tsimshatsui, Kowloon

Tel : (852) 3514 9357

Fax : (852) 3514 9367

Email : [oirfeedback@centamail.com](mailto:oirfeedback@centamail.com)

## Executive Summary

This Planning Statement is submitted to the Town Planning Board in support of a planning application for a proposed temporary warehouse for storage of construction materials (“the proposed use”) for a period of 3 years at Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“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 Town Planning Board.

The application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). The site area is about 1892m<sup>2</sup>. The application site is accessible from Ping Che Road via a local access.

According to (11)(b) of the Notes of the current OZP, justifications for the proposed use are as follows:

- The application site has not been used as a piece of agricultural land since 1992;
- Reasonable proposed covered storage area in the application site;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood;
- No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.



## 行政摘要

此規劃報告書旨在支持一宗遞交予城市規劃委員會(“「城規會」”)的規劃申請，作擬議臨時貨倉存放建築材料(“「擬議用途」”)為期 3 年。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 87 約地段第 497號(部分)，498號(部分)，499號(部分)及 500號(部分)(“「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)，申請地點坐落於「農業」地帶。申請地點佔地面積約1892平方米，可從坪輦路經當地通道到達該申請地點。

根據現時大綱核准圖的註釋(11)(b)，此規劃報告書詳細闡述該申請的規劃理據，當中包括：

- 自1992年以來，該申請地點就不再被用作農業用途；
- 申請地點內合理建議有遮蓋的存放區域；
- 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；
- 就土地用途而言，擬議用途與周邊地區相容，並不會構成不良影響；
- 擬議用途不會對交通、景觀、環境和排水方面構成不良影響；及
- 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。

## Table of Contents

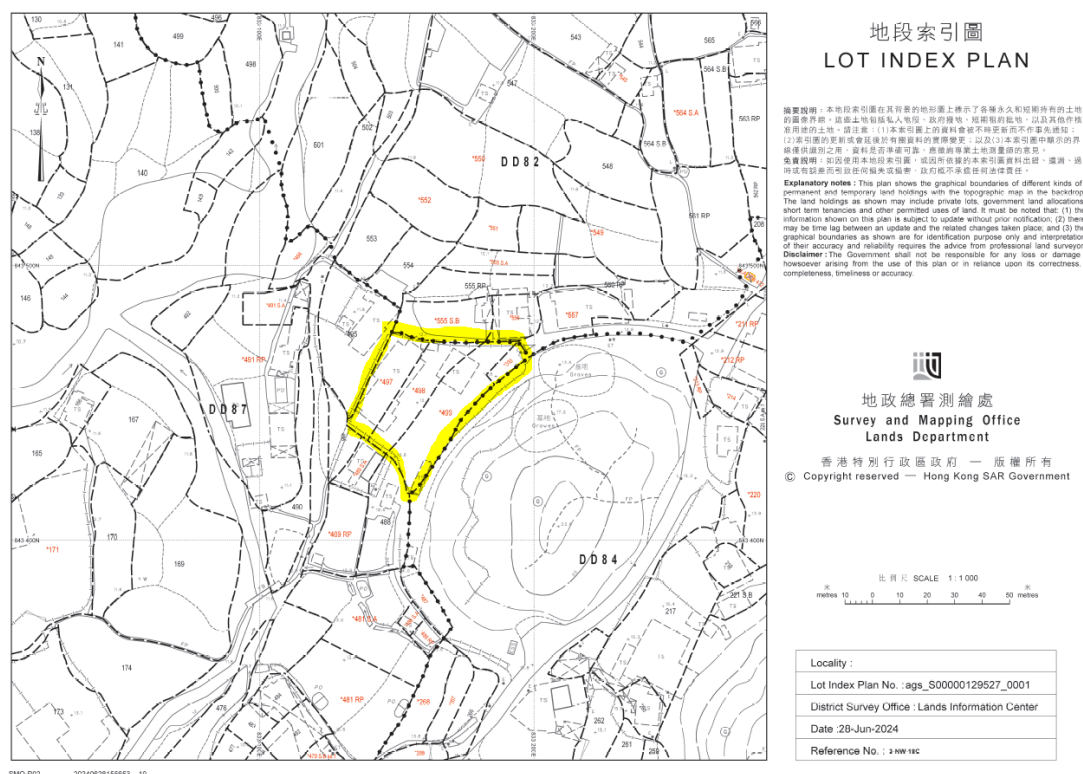
|   |           |
|---|-----------|
| <b>1. Introduction</b>  | <b>5</b>  |
| ■ Purpose and Objectives  |           |
| <b>2. Site Profile</b>  | <b>7</b>  |
| ■ Location and Current Conditions of the Application Site                           |           |
| ■ Surrounding Land-use and Characteristics  |           |
| <b>3. Planning Context</b>  | <b>9</b>  |
| ■ Statutory Planning Context  |           |
| ■ Similar Planning Applications   |           |
| ■ Town Planning Board Guidelines (TPB PG-No. 13G)                                   |           |
| <b>4. The Development Proposal</b>  | <b>12</b> |
| ■ Site Configuration and Layout   |           |
| ■ Proposed Traffic Arrangement  |           |
| ■ Consideration (Landscape, Environment, Drainage)                                  |           |
| <b>5. Planning Justifications</b>   | <b>16</b> |
| ■ The application site has not been used as a piece of agricultural land since 1992 |           |
| ■ Reasonable proposed covered storage area in the application site                  |           |
| ■ Not influencing the planning intention of the “AGR” zone                          |           |
| ■ Compatible with land uses of the surrounding areas                                |           |
| ■ No adverse Traffic, Landscape and Environmental and Drainage Impacts              |           |
| ■ Not being an undesirable precedent  |           |
| <b>6. Conclusion</b>  | <b>19</b> |
| <b>7. Appendix</b>  | <b>20</b> |



## 1. Introduction

### Purpose

- ✧ According to Section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board (“TPB”) in support of a planning application for **Proposed Temporary Warehouse for Storage of Construction Materials** (“the proposed use”) for a period of 3 years at Lot Nos. 497 (Part), 498 (Part), 499 (Part) and 500 (Part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“the application site”). The area of the application site is about 1892m<sup>2</sup>. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the TPB. The location of the application site is shown in **Figure 1**.

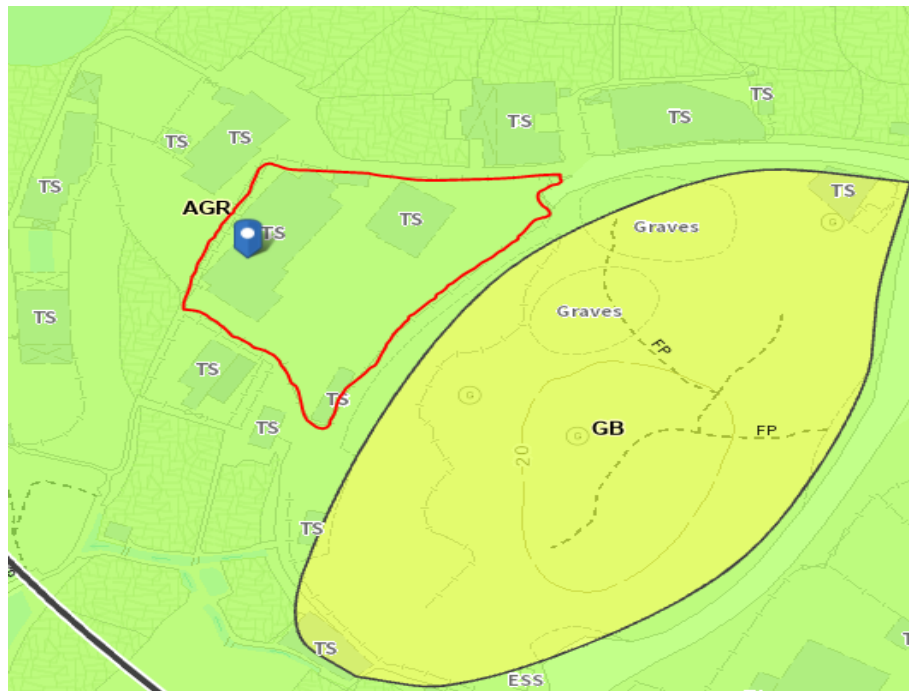


**Figure 1. Lot Nos. 497-500 (Part) in D.D. 87**

**(Source: Lot Index Plan No. ags\_S00000129527\_0001 dated 28-06-2024, Survey and Mapping Office, Lands Department)**

- ✧ According to Figure 2, the application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). As stated 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...”.



**Figure 2. Lots 497-500 (Part) in D.D. 87**  
(Source: <https://www.ozp.tpb.gov.hk/>)

- ✧ This Planning Statement is prepared and submitted by Centaline Commercial on behalf of Sunwacork Insulation Materials Supplies Limited (“the applicant”).

## **Objectives**

The current application aims to achieve the following objectives:

- ✧ To provide a secured temporary storage space for construction materials required for insulation coating of air-conditioning equipment in mass construction sites;
- ✧ To fully optimise the land resources within “AGR” zone for temporary uses that are beneficial to the community and government.
- ✧ To be compatible with the surrounding environment without deteriorating the long term planning intention of “AGR” zone; and
- ✧ To ensure no adverse environmental or infrastructural impacts on the surrounding areas.



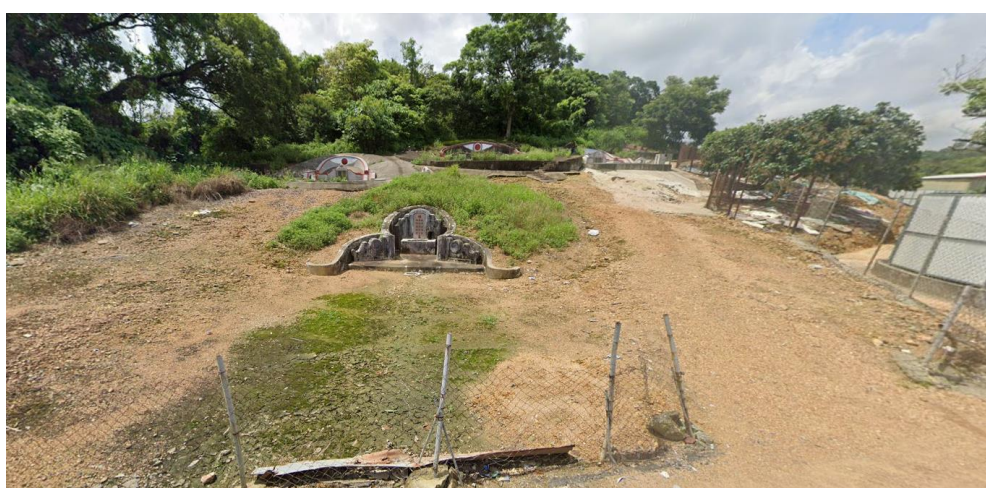
## 2. Site Profile

### Location and Current Conditions of the Application Site

- ✧ As shown in Figure 3 in Appendix 1, the application site is located at Ta Kwu Ling and is accessible from the Northern East direction via a local access leading to Ping Che Road. Public transportation, such as buses and minibuses, can be easily accessed within a 10-minute walk along Ping Che Road. The application site is hard paved and fenced-off. Figure 4 indicates the current conditions of the application site and the surrounding areas.



**Figure 4. The entrance of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87**



**Figure 5. The West side of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87**



**Figure 6. The East side of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87**



**Figure 7. The South side of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87**

### **Surrounding Land Use and Characteristics**

- ✧ The application site is mainly surrounded by vehicle repairing workshops, warehouses, covered and/or open storages, temporary structures, vacant land and shrub land. The North and East directions of the application site are temporary open storages of construction machinery and construction materials, which were covered by valid planning permission Nos. A/NE-TKL/714 and No. A/NE-TKL/745 respectively approved by the Rural and New Town Planning Committee in 05/2023 and 03/2024.



### 3. Planning Context

#### Statutory Planning Context

- ✧ The application site falls within an area zoned “AGR” on the current OZP (Figure 2). According to the Notes of the current OZP, temporary storage use is neither a Column 1 nor a Column 2 use within the “AGR” zone. Hence, a planning permission is required from the TPB.
- ✧ Although the application site falls within “AGR” zone, there are no active agricultural activities. 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...”. Approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.

#### Similar Planning Applications

- ✧ Within the past three years, there were similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the current OZP. Details of the similar applications are described in Figure 8 below.

| Application No. | Address with Proposed Use(s)   | Zoning(s)    | Approval Date |
|-----------------|--|--------------|---------------|
| A/NE-TKL/695    | Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years | AGR          | 18/03/2022    |
| A/NE-TKL/702    | Lot 554 S.A. ss.2 (Part) in D.D. 77, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Warehouse for Storage of Metal For a Period of 3 Years and Filling of Land         | AGR and I(D) | 26/08/2022    |

Section 16 Planning Application for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87, Ping Che, Ta Kwu Ling, New Territories

| Application No. | Address with Proposed Use(s)  | Zoning(s)              | Approval Date |
|-----------------|---|------------------------|---------------|
| A/NE-TKL/714    | Lot 217 (Part) in D.D. 84, Ping Che, New Territories<br><br>Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 19/05/2023    |
| A/NE-TKL/721    | Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories<br><br>Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years   | AGR                    | 19/05/2023    |
| A/NE-TKL/724    | Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 11/09/2023    |
| A/NE-TKL/737    | Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories<br><br>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land | AGR                    | 11/09/2023    |
| A/NE-TKL/735    | Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories<br><br>Proposed Temporary Warehouse and Open Storage for a Period of 3 Years   | AGR and "Open Storage" | 27/10/2023    |
| A/NE-TKL/745    | Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 15/03/2024    |



| Application No. | Address with Proposed Use(s)  | Zoning(s) | Approval Date |
|-----------------|---|-----------|---------------|
| A/NE-TKL/744    | <p>Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and Adjoining Government Land, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years</p> | AGR       | 05/04/2024    |

**Figure 8: Similar Planning Applications within the Past Three Years**

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

- ✧ The application site falls under Category 3 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) revised by the TPB in April 2023.
- ✧ Although “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable within these areas, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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. Development Proposal

### Site Configuration and Layout

- ✧ The use of the application site is proposed to be Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years. The area of the application site is about 1892m<sup>2</sup>. The application site is accessed through an ingress/egress point (in about 4.85 m) located at the northern-east boundary, which is connected to a local access leading to Ping Che Road (Figure 3).
- ✧ According to the indicative layout plan (Figure 9), the application site comprises three one-storey temporary structures (with a maximum height of 5m), providing a total gross floor area of approximately 750m<sup>2</sup> for warehouse, an ancillary office and a toilet. 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 (“MGV”). The remaining area will be used for loading/unloading and vehicle manoeuvring spaces.
- ✧ The storage of construction materials within the application site is non-polluted and non-dangerous in nature and will remain stationary 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 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays.
- ✧ For implementation of the development proposal, the applicant is ready to apply to the Lands Department for a Short Term Waivers (“STW”) for permitting the structures to be erected on site once the current application is approved.
- ✧ Key development parameters of the proposed use are listed in Figure 10. Figure 11 provides details of the proposed ancillary temporary structures under the current application.

|   |   |
|---|---|
| Proposed Use  | Proposed Temporary Warehouse for Storage of Construction of Materials for a Period of 3 years |
| Operation Hours   | From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)   |
| Site Area   | About 1892m <sup>2</sup>  |
| Covered Area  | About 750m <sup>2</sup>   |
| Uncovered Area  | About 1142m <sup>2</sup>  |
| Temporary Structures<br>No(s).                              | 3   |
| No. of Storeys  | 1   |
| Maximum Height  | About 5m  |
| Total Non-Domestic Gross Floor Area                         | About 750m <sup>2</sup>   |
| Plot Ratio  | 0.396   |
| Site Coverage   | 39.6%   |
| No. of Car Parking Spaces<br>Private Car [5m(L) x 2.5m (W)] | 1   |
| No. of L/UL Bay<br>MGVs [11m(L) x 3.5m (W)]                 | 1   |

**Figure 10: Key Development Parameters**

| Structure No. | Proposed Use     | Floor Area (about m <sup>2</sup> ) | No. of Storeys | Maximum Height<br>[about (m)] |
|---------------|------------------|------------------------------------|----------------|-------------------------------|
| 1             | Warehouse        | 725                                | 1              | 5                             |
| 2             | Ancillary Office | 15                                 | 1              | 3                             |
| 3             | Toilet           | 10                                 | 1              | 3                             |
| Total         |                  | 750                                |                |                               |

**Figure 11 : Details of the Proposed Structures**

### **Proposed Traffic Arrangement**

- ✧ The application site can be accessed through a local access that leads to Ping Che Road. The proposed development will only make use of MGW and private cars to travel to and/from the application site via the proposed access route. One parking space for private cars and one L/UL bay for MGWs are provided within the application site.
- ✧ The 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 (Figure 9) would make use of the ingress/egress point in about 4.85 m for vehicular access. Sufficient manoeuvring space with manoeuvring circle with radius in not less than 8m 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.

|             | Morning Peak |     | Afternoon Peak |     |
|-------------|--------------|-----|----------------|-----|
|             | In           | Out | In             | Out |
| MGV         | 1            | 1   | 1              | 1   |
| Private Car | 1            | -   | -              | 1   |

**Figure 12: Estimated Traffic in and out of the Proposed Development**

- ✧ As the vehicular trip generation and attraction for the proposed use were insignificant, the additional traffic trip 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.
- ✧ Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:
  - 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;
  - All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
  - Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

### **Landscape Consideration**

- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

### **Environmental Consideration**

- ✧ Given that no offensive 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.
- ✧ Construction materials stored within the application site are non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to the application site without affecting the neighboring uses.
- ✧ 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 operation stages of the proposal. No adverse environmental impact and misuse of the proposed use is anticipated.

### **Drainage Consideration**

- ✧ An existing discharge point has been proposed to the application site and peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with the approval conditions.

## **5. Planning Justifications**

### **The application site has not been used as a piece of agricultural land since 1992**

- ✧ No agricultural activities have been found on the application site and it was covered by structures since 1992. The current storage use has harmoniously co-existed with the surrounding neighbourhood with no complaints for over 30 years. Sympathetic consideration could be granted by the TPB for the proposed use within the application site.

### **Reasonable proposed covered storage area in the application site**

- ✧ According to paragraph 1.4 of TPB PG-No. 13G revised by the TPB in April 2023, “Open Storage” uses relate to activities carried out on a site for which the greater part of the site (i.e. generally assumed to be more than 50% of the site area) is uncovered and used for storage, repair or breaking other than container-related uses. The development proposal of an uncovered area of about 60% strictly follows the relevant requirement as stipulated in the guideline(s).

### **Not influencing the Planning Intention of “AGR” Zone**

- ✧ Considering different open storage and warehouse uses adjacent to the application site, the planning intention of “AGR” zone may hardly be accommodated in short term until the surrounding land uses are compulsorily required for agricultural activities again. Moreover, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- ✧ The temporary nature of the proposed use under the current application will not influence the long-term planning intention of the “AGR” zone considering that the proposed use is only applied for a period of 3 years.

### **Compatible with Land Uses of the Surrounding Areas**

- ✧ The surrounding areas of the application site are mainly used for open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrub land are also found close to the application



site. The proposed use is therefore considered compatible with the land use in the surrounding areas considering the similar geographical settings and no detrimental impacts to the surrounding areas.

### **No adverse Traffic, Landscape, Environmental and Drainage Impacts**

- ✧ The proposed development will make use of MGVs and private cars to travel to and/or from the application site via the proposed access route. Specific requirements have been considered in the design and layout of the proposed site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application.
- ✧ Regarding the traffic management with the proposed use, the impacts of the application site to the traffic in and out would be minimal and are accommodated without influencing the nearby traffic junctions and links. Appropriate traffic management measures have been designed to remove any potential adverse effects to the surrounding roads for the safety of pedestrian and vehicles. Therefore, it is expected that the proposed use will not result in any adverse traffic impacts on the areas near the application site.
- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.
- ✧ As there are no massive industrial operations in the application site, no adverse vehicular and industrial emissions could be involved for the proposed use. The storage of construction materials within the application site would be non-polluted and non-dangerous in nature and will remain stationary all the time. Storage activities will only be confined to the application site area without affecting the neighbouring uses. The applicant will strictly follow Environmental Protection Department's latest policies and comply with all environmental protection/ pollution control ordinances.
- ✧ An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. If necessary, the applicant will

submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with approval conditions.

### **Not being an Undesirable Precedent**

- ✧ Considering the similar applications being approved by the TPB on the same OZP as discussed in Section 3, the application site accommodates the same uses of open storage of construction of materials and contributes to support the supply of construction materials. The proposed use benefits the development of construction industries in the long-run and would not set an undesirable precedent.

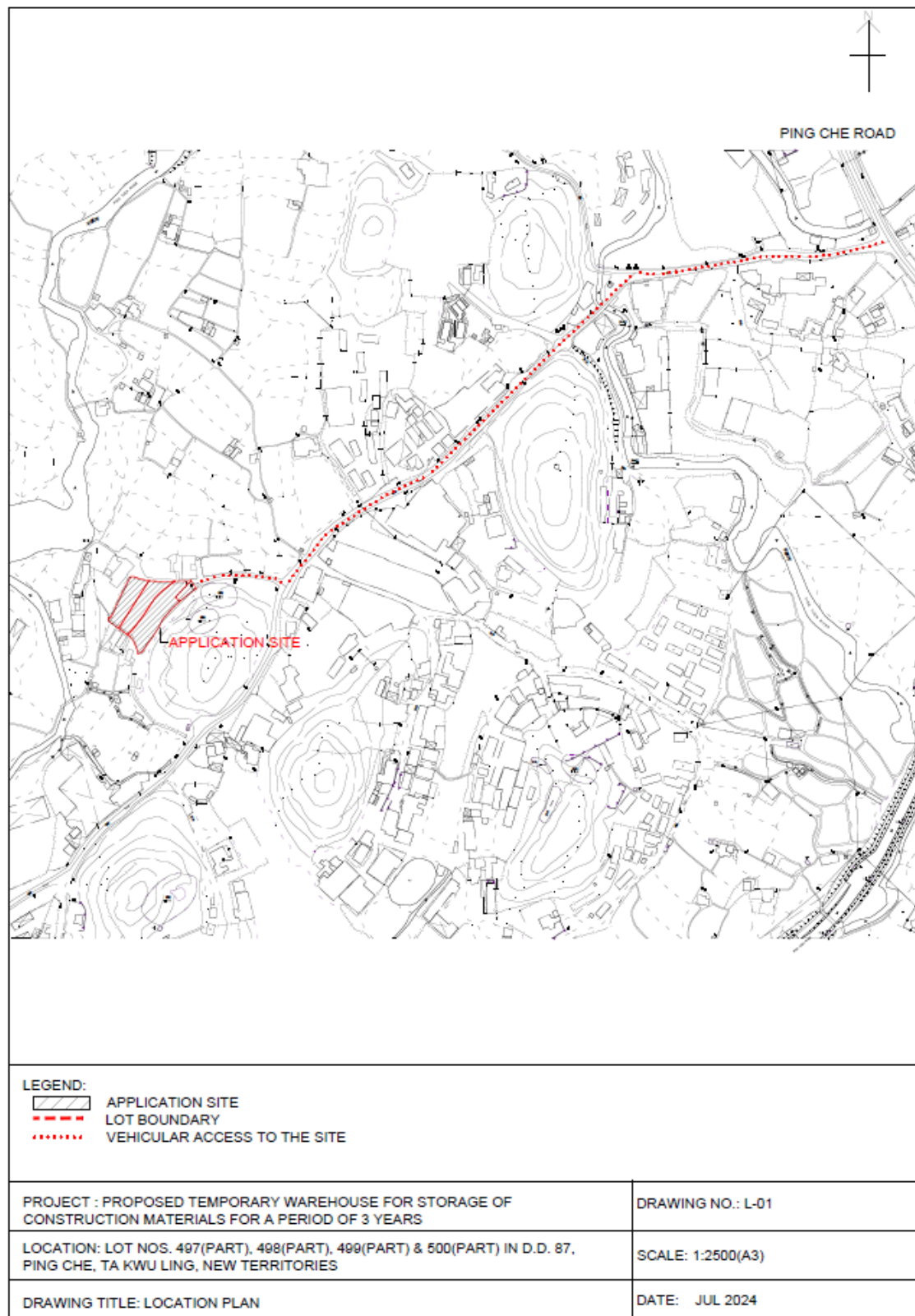
## 6. Conclusion

- ✧ This Planning Statement is submitted to the TPB in support of the current application for the proposed use at the application site. The application site has an area of about 1892m<sup>2</sup>. The background information of the application site and the planning justifications of the planning statement are provided to support the consideration of the proposed use for temporary warehouse for storage of construction materials by the TPB.
  
- ✧ The application site currently falls within an area zoned “AGR” on the current OZP. According to the 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 TPB notwithstanding that the use or development is not provided for under the notes of the current OZP. The application is justified based on the following grounds:
  - The application site has not been used as a piece of agricultural land since 1992;
  - Reasonable proposed covered storage area in the application site;
  - The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
  - The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and neighbourhood;
  - No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
  - The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.
  
- ✧ In view of the above, it is recommended that sympathetic consideration would be given by the TPB to approve the current application on a temporary basis for a period of three years.



## Appendix I

### Figure 3 Location Plan of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87

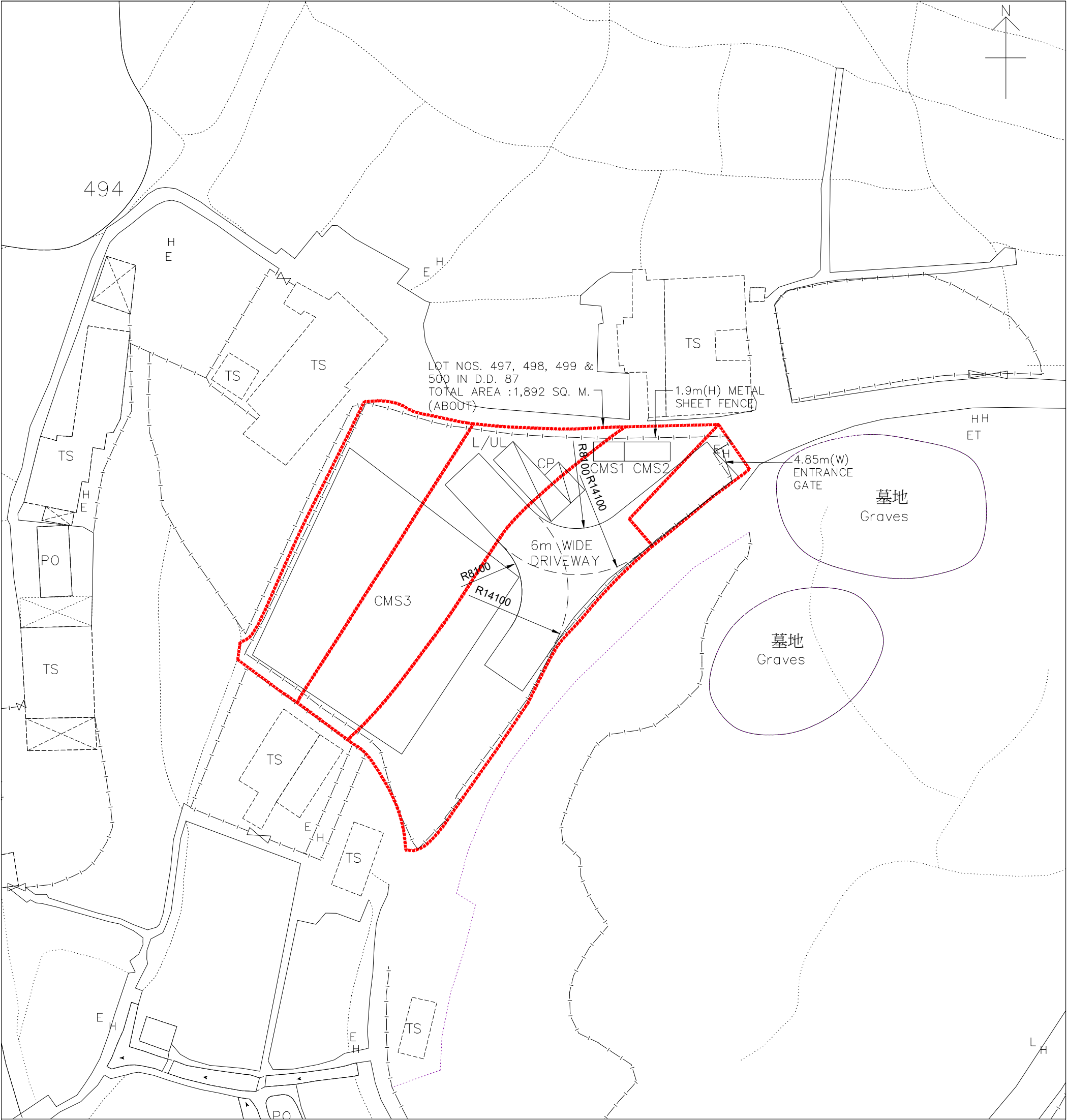


## **Appendix II**

### **Figure 9 Layout Plan of Lot Nos. 497 (part), 498 (part), 499 (part) and 500 (part) in D.D. 87**



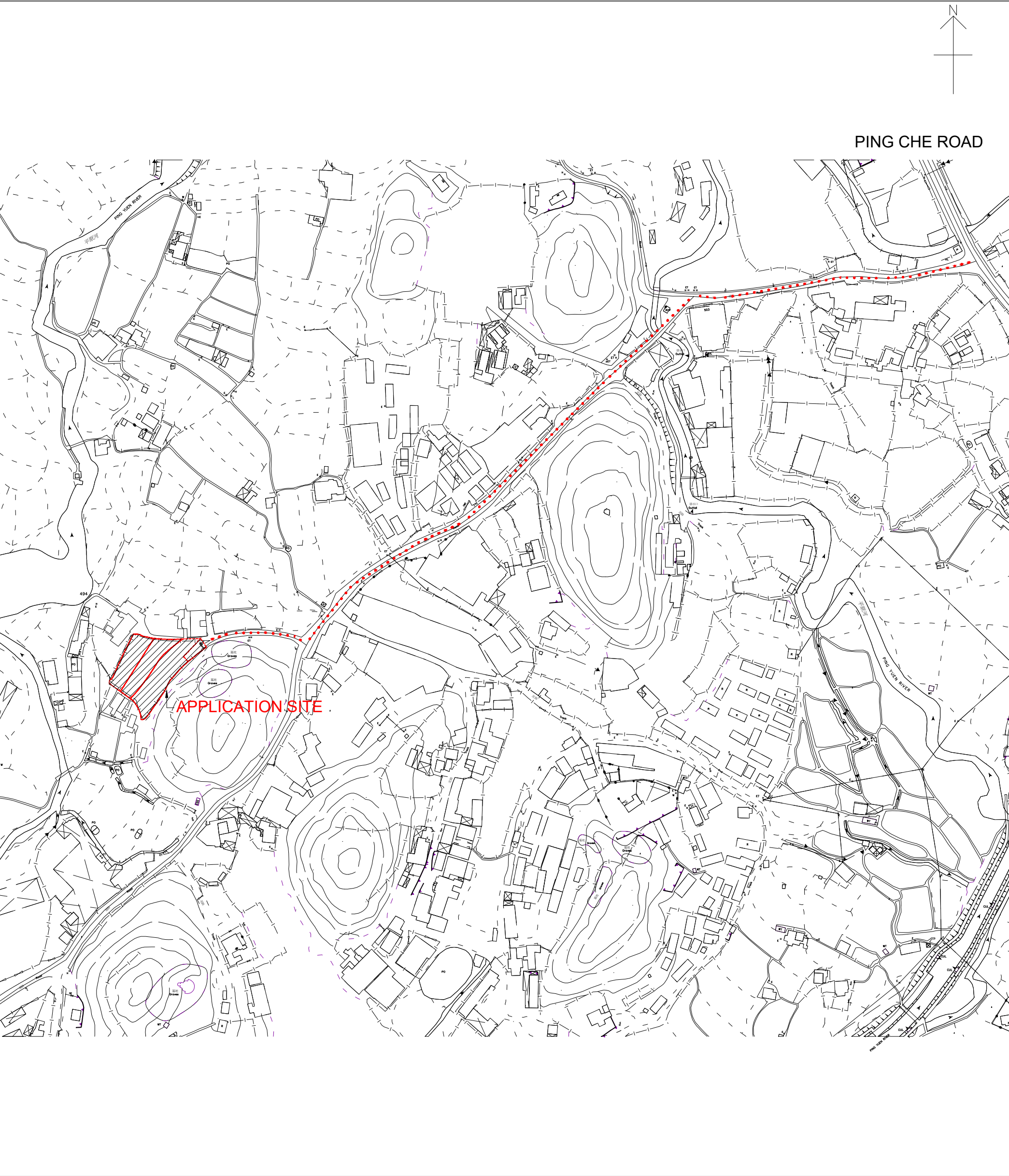




LEGEND:

- APPLICATION SITE AND LOT BOUNDARY
- CMS1 COVERED METAL STRUCTURE (TOILET) (SIZE: 2.5m X 4m x 3mH; AREA: 10 SQ. M.)
- CMS2 COVERED METAL STRUCTURE (ANCILLARY OFFICE) (SIZE: 2.5m X 6m x 3mH; AREA: 15 SQ. M.)
- CMS3 COVERED METAL STRUCTURE (STORAGE) (AREA: 725 SQ. M. APPROX. (5m(H))
- CP OPEN CAR PARKING SPACE (SIZE: 2.5m X 5m)
- L/UL LOADING / UNLOADING SPACE (SIZE: 3.5m X 11m)

|   |                   |
|---|-------------------|
| PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS              | DRAWING NO.: L-02 |
| LOCATION: LOT NOS. 497(PART), 498(PART), 499(PART) & 500(PART) IN D.D. 87, PING CHE, TA KWU LING, NEW TERRITORIES | SCALE: 1:500(A3)  |
| DRAWING TITLE: LAYOUT PLAN  | DATE: JUL 2024    |



LEGEND:

- APPLICATION SITE
- LOT BOUNDARY
- VEHICULAR ACCESS TO THE SITE

PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS

DRAWING NO.: L-01

LOCATION: LOT NOS. 497(PART), 498(PART), 499(PART) & 500(PART) IN D.D. 87, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE: 1:2500(A3)

DRAWING TITLE: LOCATION PLAN

DATE: JUL 2024



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Sheren Si Wai LEE/PLAND

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From: Jeremy Wan <[REDACTED]>

Sent: Thursday, October 10, 2024 6:52 PM

To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Cc: [REDACTED]  
[REDACTED]  
[REDACTED]

Subject: Supplementary documents for A\_NE-TKL\_780

Dear Sir/Madam,

As requested before, the application form (page 11) and the planning statement have been modified.

Moreover, the location plan and layout plan are attached.

The application reference no. is A\_NE-TKL\_780.

Thank you very much.

Yours faithfully,  
Jeremy Wan

Professional Consultancy Department

Tel: [REDACTED]

Fax: [REDACTED]

|  |  |  |  |
|--|--|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | Nil<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            | Nil<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於              |
|  | Non-domestic<br>非住用  | 750<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.396<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | Nil  |  |
|  | Non-domestic<br>非住用  | 3  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | Nil m 米<br><input type="checkbox"/> (Not more than 不多於)  |  |
|  |  | Nil Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                 |  |
|  | Non-domestic<br>非住用  | 3 to 5 m 米<br><input type="checkbox"/> (Not more than 不多於)                                       |  |
|  |  | 1 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |  |
| (iv) Site coverage<br>上蓋面積   | 39.6 % <input checked="" type="checkbox"/> About 約   |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>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<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  | 1  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |  | 1  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____  |  | 1  |



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中原地產代理有限公司 牌照號碼 Licence no. C-000227

## **SECTION 16 - PLANNING APPLICATION**

**Proposed Temporary Warehouse for Storage of Construction  
Materials for a period of 3 years**

**Lot Nos. 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu  
Ling, New Territories**

September 2024

---

Planning Statement prepared by

Centaline Commercial (Professional Consultancy Department)

Address:

Rooms 708-711 & 714B,  
7/F, East Wing, Tsim Sha Tsui Centre,  
No. 66 Mody Road, Tsimshatsui, Kowloon

Tel : (852) 3514 9357

Fax : (852) 3514 9367

Email : [oirfeedback@centamail.com](mailto:oirfeedback@centamail.com)

## Executive Summary

This Planning Statement is submitted to the Town Planning Board in support of a planning application for a proposed temporary warehouse for storage of construction materials (“the proposed use”) for a period of 3 years at Lot Nos. 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“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 Town Planning Board.

The application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). The site area is about 1892m<sup>2</sup>. The application site is accessible from Ping Che Road via a local access.

According to (11)(b) of the Notes of the current OZP, justifications for the proposed use are as follows:

- The application site has not been used as a piece of agricultural land since 1992;
- Reasonable proposed covered storage area in the application site;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood;
- No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.



## 行政摘要

此規劃報告書旨在支持一宗遞交予城市規劃委員會(“「城規會」”)的規劃申請，作擬議臨時貨倉存放建築材料(“「擬議用途」”)為期 3 年。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 87 約地段第 497號, 498號, 499號及 500號(“「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)，申請地點坐落於「農業」地帶。申請地點佔地面積約1892平方米，可從坪輦路經當地通道到達該申請地點。

根據現時大綱核准圖的註釋(11)(b)，此規劃報告書詳細闡述該申請的規劃理據，當中包括：

- 自1992年以來，該申請地點就不再被用作農業用途；
- 申請地點內合理建議有遮蓋的存放區域；
- 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；
- 就土地用途而言，擬議用途與周邊地區相容，並不會構成不良影響；
- 擬議用途不會對交通、景觀、環境和排水方面構成不良影響；及
- 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。

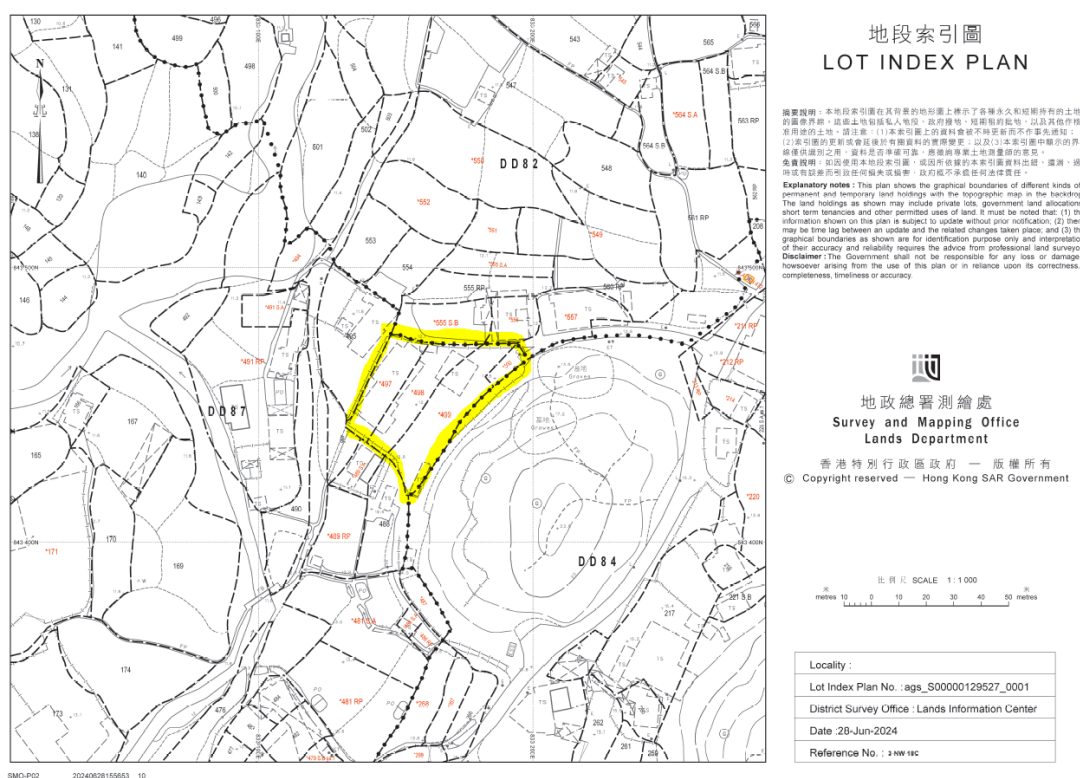
## Table of Contents

|   |           |
|---|-----------|
| <b>1. Introduction</b>  | <b>5</b>  |
| ■ Purpose and Objectives  |           |
| <b>2. Site Profile</b>  | <b>7</b>  |
| ■ Location and Current Conditions of the Application Site                           |           |
| ■ Surrounding Land-use and Characteristics  |           |
| <b>3. Planning Context</b>  | <b>9</b>  |
| ■ Statutory Planning Context  |           |
| ■ Similar Planning Applications   |           |
| ■ Town Planning Board Guidelines (TPB PG-No. 13G)                                   |           |
| <b>4. The Development Proposal</b>  | <b>12</b> |
| ■ Site Configuration and Layout   |           |
| ■ Proposed Traffic Arrangement  |           |
| ■ Consideration (Landscape, Environment, Drainage)                                  |           |
| <b>5. Planning Justifications</b>   | <b>16</b> |
| ■ The application site has not been used as a piece of agricultural land since 1992 |           |
| ■ Reasonable proposed covered storage area in the application site                  |           |
| ■ Not influencing the planning intention of the “AGR” zone                          |           |
| ■ Compatible with land uses of the surrounding areas                                |           |
| ■ No adverse Traffic, Landscape and Environmental and Drainage Impacts              |           |
| ■ Not being an undesirable precedent  |           |
| <b>6. Conclusion</b>  | <b>19</b> |
| <b>7. Appendix</b>  | <b>20</b> |

## 1. Introduction

### Purpose

- ✧ According to Section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board (“TPB”) in support of a planning application for **Proposed Temporary Warehouse for Storage of Construction Materials** (“the proposed use”) for a period of 3 years at Lot Nos. 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“the application site”). The area of the application site is about 1892m<sup>2</sup>. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the TPB. The location of the application site is shown in **Figure 1**.



**Figure 1. Lot Nos. 497, 498, 499, 500 in D.D. 87**

**(Source: Lot Index Plan No. ags\_S00000129527\_0001 dated 28-06-2024, Survey and Mapping Office, Lands Department)**

- ✧ According to Figure 2, the application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). As stated 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...”.

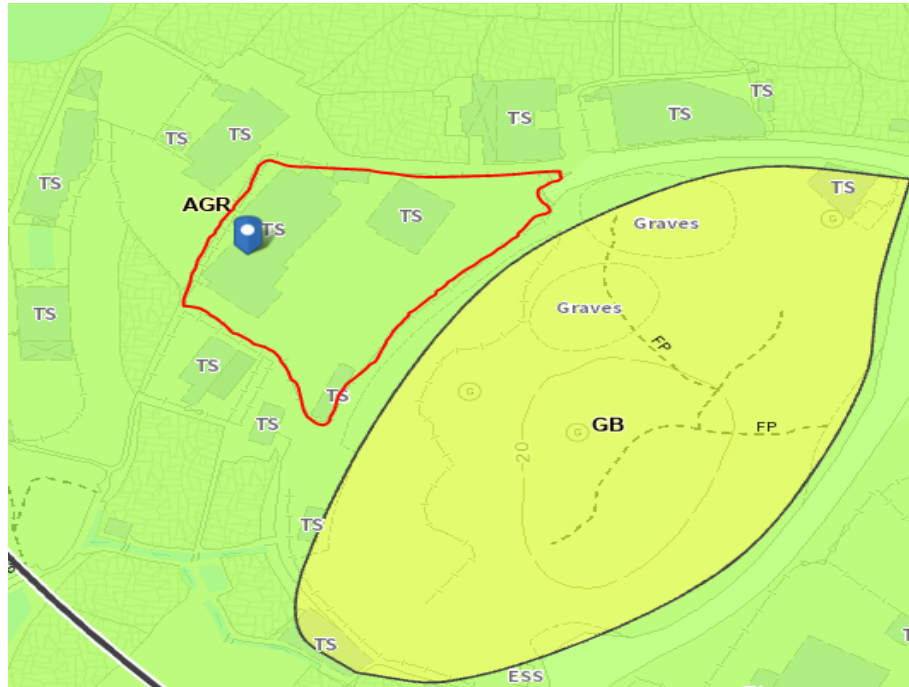


Figure 2. Lots Nos. 497, 498, 499, 500 in D.D. 87

(Source: <https://www.ozp.tpb.gov.hk/>)

- ✧ This Planning Statement is prepared and submitted by Centaline Commercial on behalf of Sunwacork Insulation Materials Supplies Limited (“the applicant”).

## **Objectives**

The current application aims to achieve the following objectives:

- ✧ To provide a secured temporary storage space for construction materials required for insulation coating of air-conditioning equipment in mass construction sites;
- ✧ To fully optimise the land resources within “AGR” zone for temporary uses that are beneficial to the community and government.
- ✧ To be compatible with the surrounding environment without deteriorating the long term planning intention of “AGR” zone; and
- ✧ To ensure no adverse environmental or infrastructural impacts on the surrounding areas.



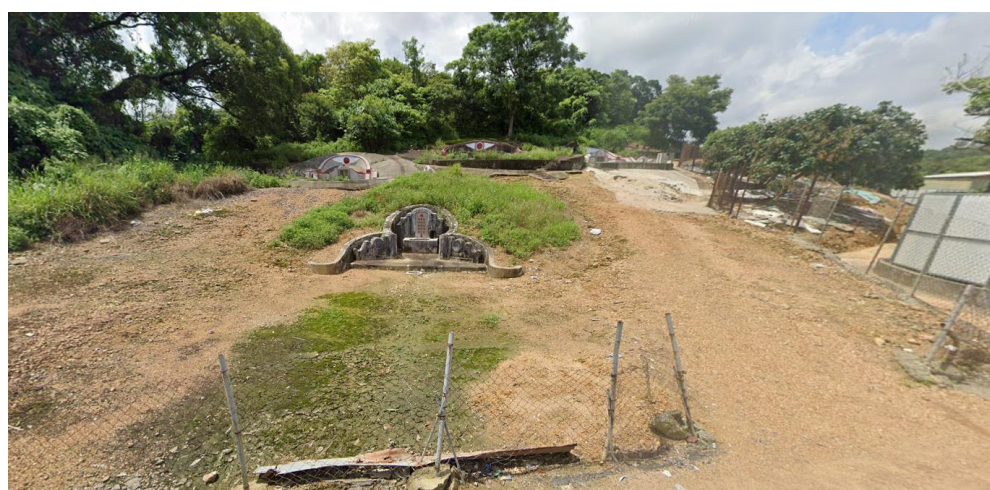
## 2. Site Profile

### Location and Current Conditions of the Application Site

- ✧ As shown in Figure 3 in Appendix 1, the application site is located at Ta Kwu Ling and is accessible from the Northern East direction via a local access leading to Ping Che Road. Public transportation, such as buses and minibuses, can be easily accessed within a 10-minute walk along Ping Che Road. The application site is hard paved and fenced-off. Figure 4 indicates the current conditions of the application site and the surrounding areas.



**Figure 4. The entrance of Lot Nos. 497, 498, 499 and 500 in D.D. 87**



**Figure 5. The West side of Lot Nos. 497, 498, 499 and 500 in D.D. 87**



**Figure 6. The East side of Lot Nos. 497, 498, 499 and 500 in D.D. 87**



**Figure 7. The South side of Lot Nos. 497, 498, 499 and 500 in D.D. 87**

### **Surrounding Land Use and Characteristics**

- ✧ The application site is mainly surrounded by vehicle repairing workshops, warehouses, covered and/or open storages, temporary structures, vacant land and shrub land. The North and East directions of the application site are temporary open storages of construction machinery and construction materials, which were covered by valid planning permission Nos. A/NE-TKL/714 and No. A/NE-TKL/745 respectively approved by the Rural and New Town Planning Committee in 05/2023 and 03/2024.



### 3. Planning Context

#### Statutory Planning Context

- ✧ The application site falls within an area zoned “AGR” on the current OZP (Figure 2). According to the Notes of the current OZP, temporary storage use is neither a Column 1 nor a Column 2 use within the “AGR” zone. Hence, a planning permission is required from the TPB.
  
- ✧ Although the application site falls within “AGR” zone, there are no active agricultural activities. 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...”. Approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.

#### Similar Planning Applications

- ✧ Within the past three years, there were similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the current OZP. Details of the similar applications are described in Figure 8 below.

| Application No. | Address with Proposed Use(s)   | Zoning(s)    | Approval Date |
|-----------------|--|--------------|---------------|
| A/NE-TKL/695    | Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years | AGR          | 18/03/2022    |
| A/NE-TKL/702    | Lot 554 S.A. ss.2 (Part) in D.D. 77, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Warehouse for Storage of Metal For a Period of 3 Years and Filling of Land         | AGR and I(D) | 26/08/2022    |

| Application No. | Address with Proposed Use(s)  | Zoning(s)              | Approval Date |
|-----------------|---|------------------------|---------------|
| A/NE-TKL/714    | Lot 217 (Part) in D.D. 84, Ping Che, New Territories<br><br>Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 19/05/2023    |
| A/NE-TKL/721    | Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories<br><br>Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years   | AGR                    | 19/05/2023    |
| A/NE-TKL/724    | Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 11/09/2023    |
| A/NE-TKL/737    | Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories<br><br>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land | AGR                    | 11/09/2023    |
| A/NE-TKL/735    | Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories<br><br>Proposed Temporary Warehouse and Open Storage for a Period of 3 Years   | AGR and "Open Storage" | 27/10/2023    |
| A/NE-TKL/745    | Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 15/03/2024    |



| Application No. | Address with Proposed Use(s)  | Zoning(s) | Approval Date |
|-----------------|---|-----------|---------------|
| A/NE-TKL/744    | <p>Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and Adjoining Government Land, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years</p> | AGR       | 05/04/2024    |

**Figure 8: Similar Planning Applications within the Past Three Years**

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

- ✧ The application site falls under Category 3 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) revised by the TPB in April 2023.
- ✧ Although “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable within these areas, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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. Development Proposal

### Site Configuration and Layout

- ✧ The use of the application site is proposed to be Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years. The area of the application site is about 1892m<sup>2</sup>. The application site is accessed through an ingress/egress point (in about 4.85 m) located at the northern-east boundary, which is connected to a local access leading to Ping Che Road (Figure 3).
- ✧ According to the indicative layout plan (Figure 9), the application site comprises three one-storey temporary structures (with a maximum height of 5m), providing a total gross floor area of approximately 750m<sup>2</sup> for warehouse, an ancillary office and a toilet. 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 (“MGV”). The remaining area will be used for loading/unloading and vehicle manoeuvring spaces.
- ✧ The storage of construction materials within the application site is non-polluted and non-dangerous in nature and will remain stationary 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 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays.
- ✧ For implementation of the development proposal, the applicant is ready to apply to the Lands Department for a Short Term Waivers (“STW”) for permitting the structures to be erected on site once the current application is approved.
- ✧ Key development parameters of the proposed use are listed in Figure 10. Figure 11 provides details of the proposed ancillary temporary structures under the current application.

|   |   |
|---|---|
| Proposed Use  | Proposed Temporary Warehouse for Storage of Construction of Materials for a Period of 3 years |
| Operation Hours   | From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)   |
| Site Area   | About 1892m <sup>2</sup>  |
| Covered Area  | About 750m <sup>2</sup>   |
| Uncovered Area  | About 1142m <sup>2</sup>  |
| Temporary Structures<br>No(s).                              | 3   |
| No. of Storeys  | 1   |
| Maximum Height  | About 5m  |
| Total Non-Domestic Gross Floor Area                         | About 750m <sup>2</sup>   |
| Plot Ratio  | 0.396   |
| Site Coverage   | 39.6%   |
| No. of Car Parking Spaces<br>Private Car [5m(L) x 2.5m (W)] | 1   |
| No. of L/UL Bay<br>MGVs [11m(L) x 3.5m (W)]                 | 1   |

**Figure 10: Key Development Parameters**

| Structure No. | Proposed Use     | Floor Area (about m <sup>2</sup> ) | No. of Storeys | Maximum Height<br>[about (m)] |
|---------------|------------------|------------------------------------|----------------|-------------------------------|
| 1             | Warehouse        | 725                                | 1              | 5                             |
| 2             | Ancillary Office | 15                                 | 1              | 3                             |
| 3             | Toilet           | 10                                 | 1              | 3                             |
| Total         |                  | 750                                |                |                               |

**Figure 11 : Details of the Proposed Structures**

### **Proposed Traffic Arrangement**

- ✧ The application site can be accessed through a local access that leads to Ping Che Road. The proposed development will only make use of MGV and private cars to travel to and/from the application site via the proposed access route. One parking space for private cars and one L/UL bay for MGVs are provided within the application site.
- ✧ The 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 (Figure 9) would make use of the ingress/egress point in about 4.85m for vehicular access. Sufficient manoeuvring space with manoeuvring circle with radius in not less than 8m 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.

|             | Morning Peak |     | Afternoon Peak |     |
|-------------|--------------|-----|----------------|-----|
|             | In           | Out | In             | Out |
| MGV         | 1            | 1   | 1              | 1   |
| Private Car | 1            | -   | -              | 1   |

**Figure 12: Estimated Traffic in and out of the Proposed Development**

- ✧ As the vehicular trip generation and attraction for the proposed use were insignificant, the additional traffic trip 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.
- ✧ Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:
  - 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;
  - All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
  - Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

### **Landscape Consideration**

- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.



### **Environmental Consideration**

- ✧ Given that no offensive 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.
- ✧ Construction materials stored within the application site are non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to the application site without affecting the neighboring uses.
- ✧ 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 operation stages of the proposal. No adverse environmental impact and misuse of the proposed use is anticipated.

### **Drainage Consideration**

- ✧ An existing discharge point has been proposed to the application site and peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with the approval conditions.

## **5. Planning Justifications**

### **The application site has not been used as a piece of agricultural land since 1992**

- ✧ No agricultural activities have been found on the application site and it was covered by structures since 1992. The current storage use has harmoniously co-existed with the surrounding neighbourhood with no complaints for over 30 years. Sympathetic consideration could be granted by the TPB for the proposed use within the application site.

### **Reasonable proposed covered storage area in the application site**

- ✧ According to paragraph 1.4 of TPB PG-No. 13G revised by the TPB in April 2023, “Open Storage” uses relate to activities carried out on a site for which the greater part of the site (i.e. generally assumed to be more than 50% of the site area) is uncovered and used for storage, repair or breaking other than container-related uses. The development proposal of an uncovered area of about 60% strictly follows the relevant requirement as stipulated in the guideline(s).

### **Not influencing the Planning Intention of “AGR” Zone**

- ✧ Considering different open storage and warehouse uses adjacent to the application site, the planning intention of “AGR” zone may hardly be accommodated in short term until the surrounding land uses are compulsorily required for agricultural activities again. Moreover, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- ✧ The temporary nature of the proposed use under the current application will not influence the long-term planning intention of the “AGR” zone considering that the proposed use is only applied for a period of 3 years.

### **Compatible with Land Uses of the Surrounding Areas**

- ✧ The surrounding areas of the application site are mainly used for open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrub land are also found close to the application

site. The proposed use is therefore considered compatible with the land use in the surrounding areas considering the similar geographical settings and no detrimental impacts to the surrounding areas.

### **No adverse Traffic, Landscape, Environmental and Drainage Impacts**

- ✧ The proposed development will make use of MGVs and private cars to travel to and/or from the application site via the proposed access route. Specific requirements have been considered in the design and layout of the proposed site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces, manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application.
- ✧ Regarding the traffic management with the proposed use, the impacts of the application site to the traffic in and out would be minimal and are accommodated without influencing the nearby traffic junctions and links. Appropriate traffic management measures have been designed to remove any potential adverse effects to the surrounding roads for the safety of pedestrian and vehicles. Therefore, it is expected that the proposed use will not result in any adverse traffic impacts on the areas near the application site.
- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.
- ✧ As there are no massive industrial operations in the application site, no adverse vehicular and industrial emissions could be involved for the proposed use. The storage of construction materials within the application site would be non-polluted and non-dangerous in nature and will remain stationary all the time. Storage activities will only be confined to the application site area without affecting the neighbouring uses. The applicant will strictly follow Environmental Protection Department's latest policies and comply with all environmental protection/ pollution control ordinances.
- ✧ An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. If necessary, the applicant will

submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with approval conditions.

### **Not being an Undesirable Precedent**

- ✧ Considering the similar applications being approved by the TPB on the same OZP as discussed in Section 3, the application site accommodates the same uses of open storage of construction materials and contributes to support the supply of construction materials. The proposed use benefits the development of construction industries in the long-run and would not set an undesirable precedent.

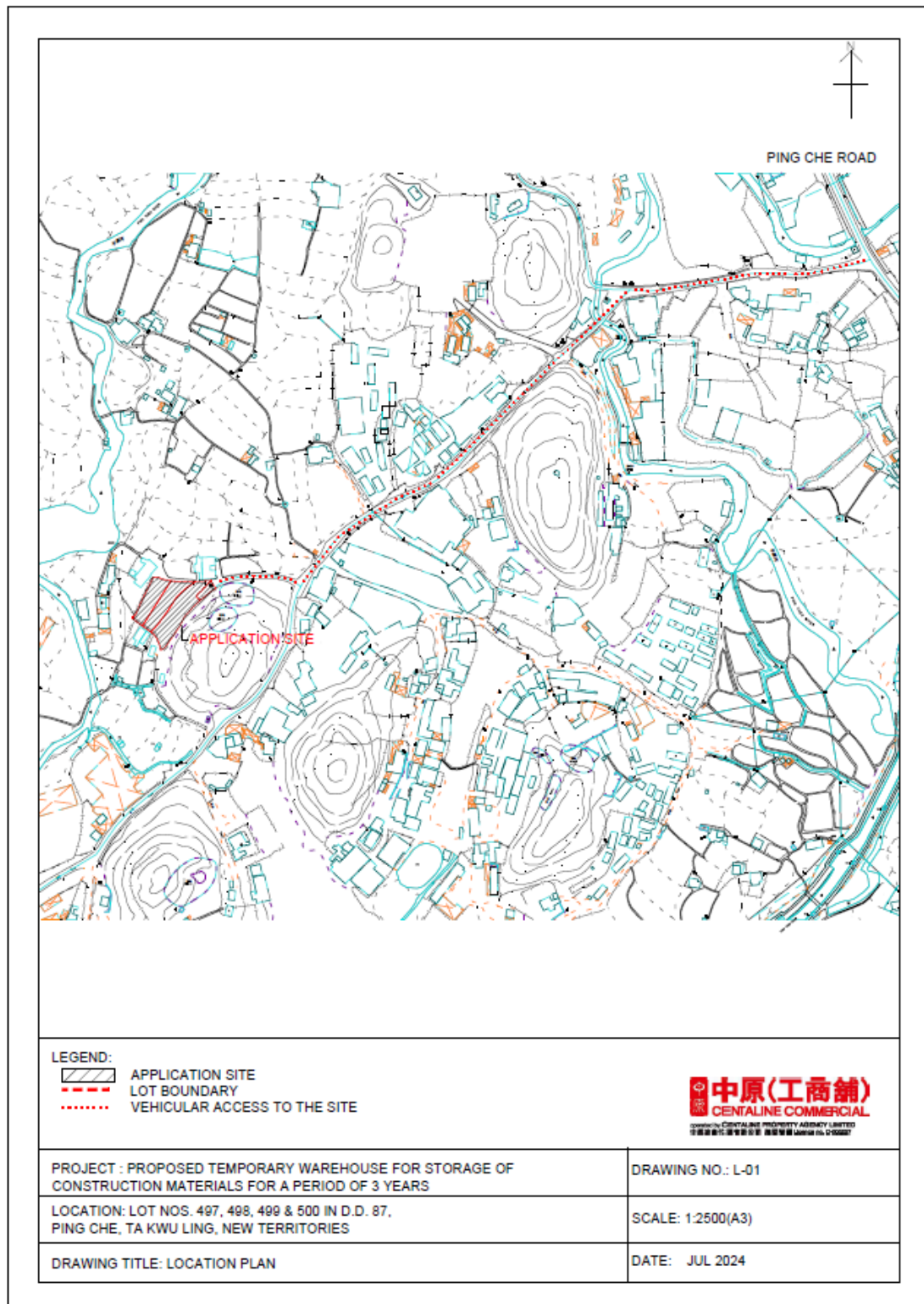


## 6. Conclusion

- ✧ This Planning Statement is submitted to the TPB in support of the current application for the proposed use at the application site. The application site has an area of about 1892m<sup>2</sup>. The background information of the application site and the planning justifications of the planning statement are provided to support the consideration of the proposed use for temporary warehouse for storage of construction materials by the TPB.
  
- ✧ The application site currently falls within an area zoned “AGR” on the current OZP. According to the 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 TPB notwithstanding that the use or development is not provided for under the notes of the current OZP. The application is justified based on the following grounds:
  - The application site has not been used as a piece of agricultural land since 1992;
  - Reasonable proposed covered storage area in the application site;
  - The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
  - The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and neighbourhood;
  - No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
  - The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.
  
- ✧ In view of the above, it is recommended that sympathetic consideration would be given by the TPB to approve the current application on a temporary basis for a period of three years.

# Appendix I

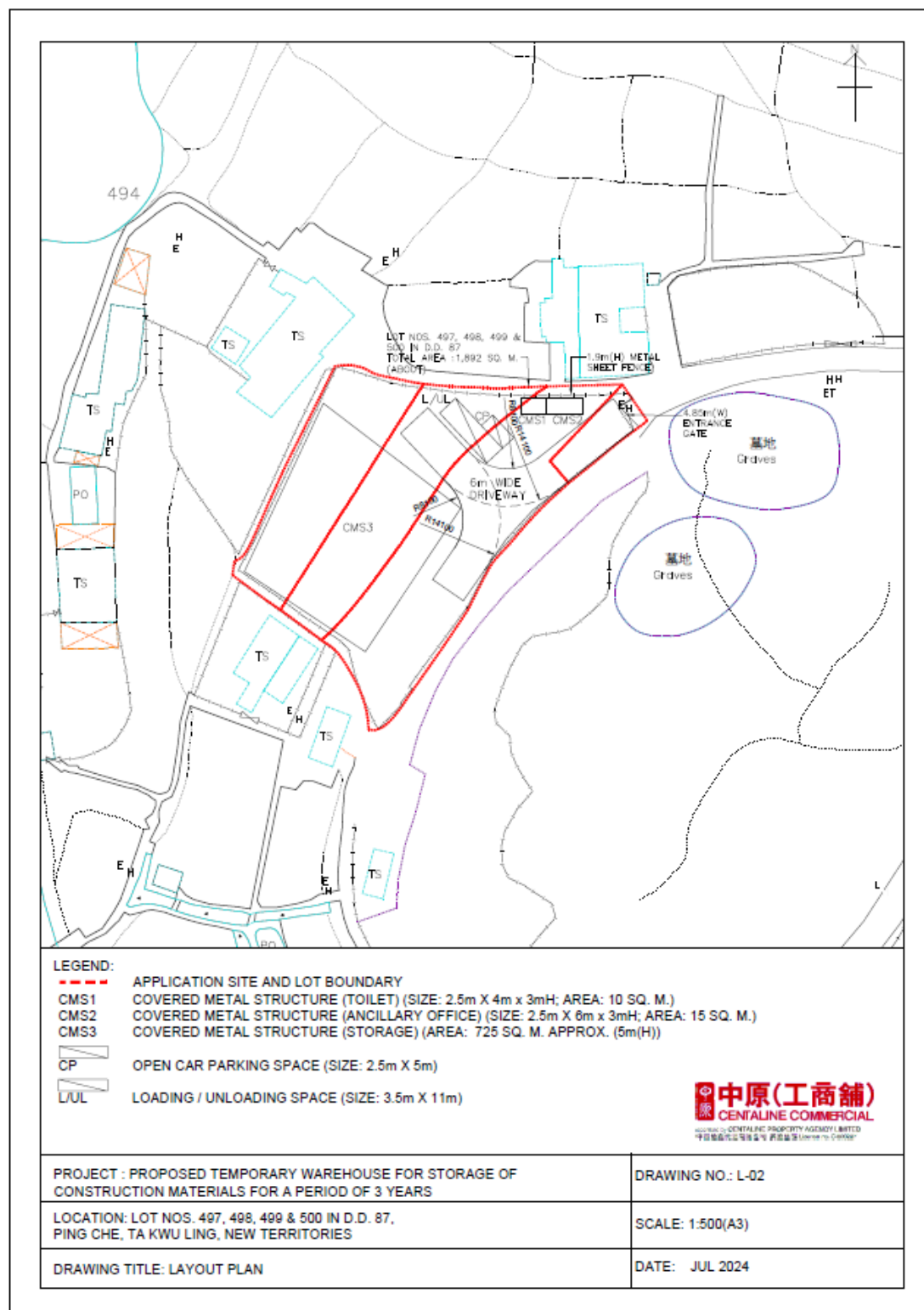
## Figure 3 Location Plan of Lot Nos. 497, 498, 499 and 500 in D.D. 87

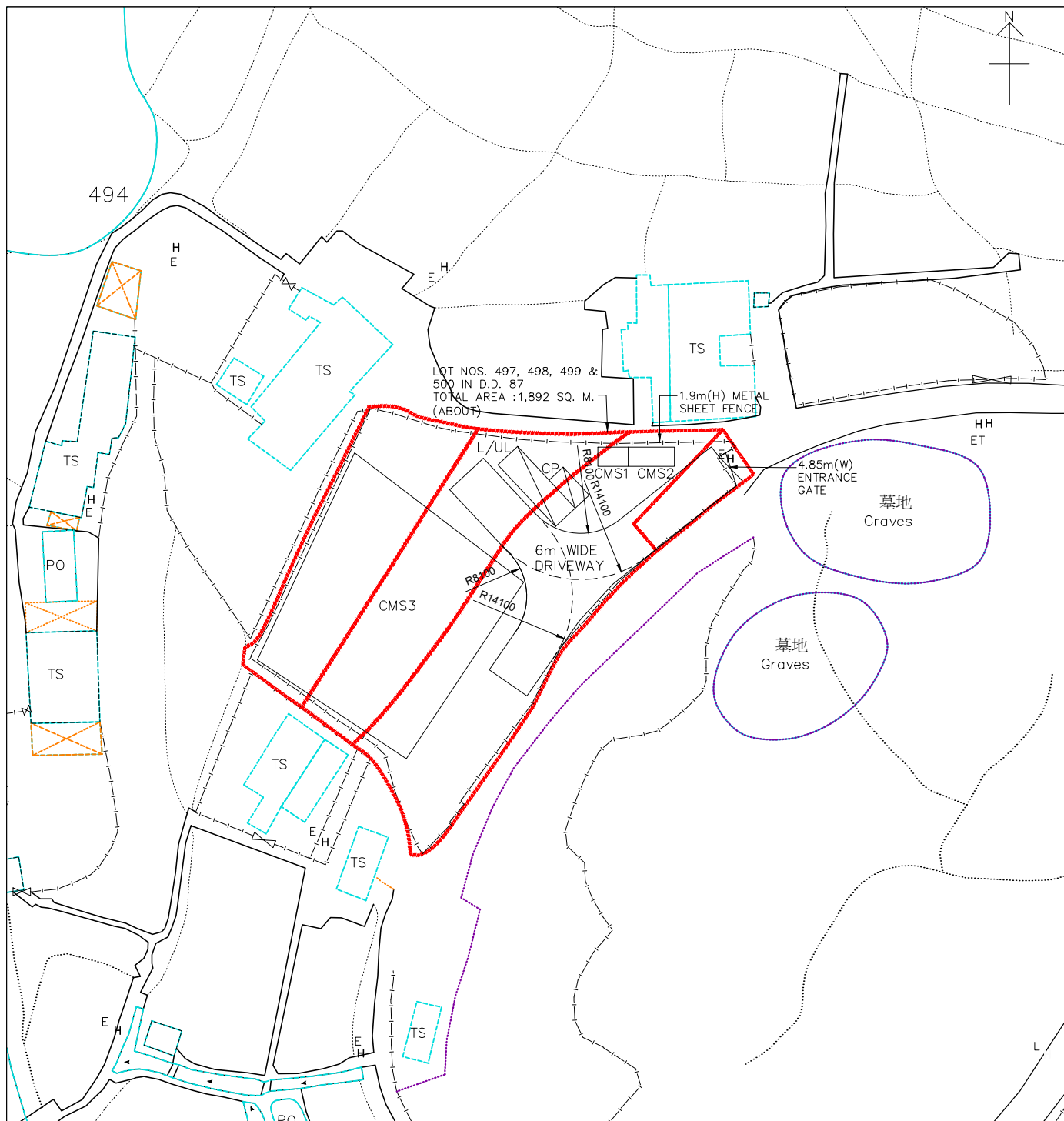


## Appendix II

### Figure 9 Layout Plan of Lot Nos. 497, 498, 499 and 500 in D.D. 87







#### LEGEND:

- APPLICATION SITE AND LOT BOUNDARY**
- CMS1 COVERED METAL STRUCTURE (TOILET) (SIZE: 2.5m X 4m x 3mH; AREA: 10 SQ. M.)
- CMS2 COVERED METAL STRUCTURE (ANCILLARY OFFICE) (SIZE: 2.5m X 6m x 3mH; AREA: 15 SQ. M.)
- CMS3 COVERED METAL STRUCTURE (STORAGE) (AREA: 725 SQ. M. APPROX. (5m(H)))
- CP OPEN CAR PARKING SPACE (SIZE: 2.5m X 5m)
- L/UL LOADING / UNLOADING SPACE (SIZE: 3.5m X 11m)



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中原地產代理有限公司 牌照號碼 Licence no. C-600287

PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS

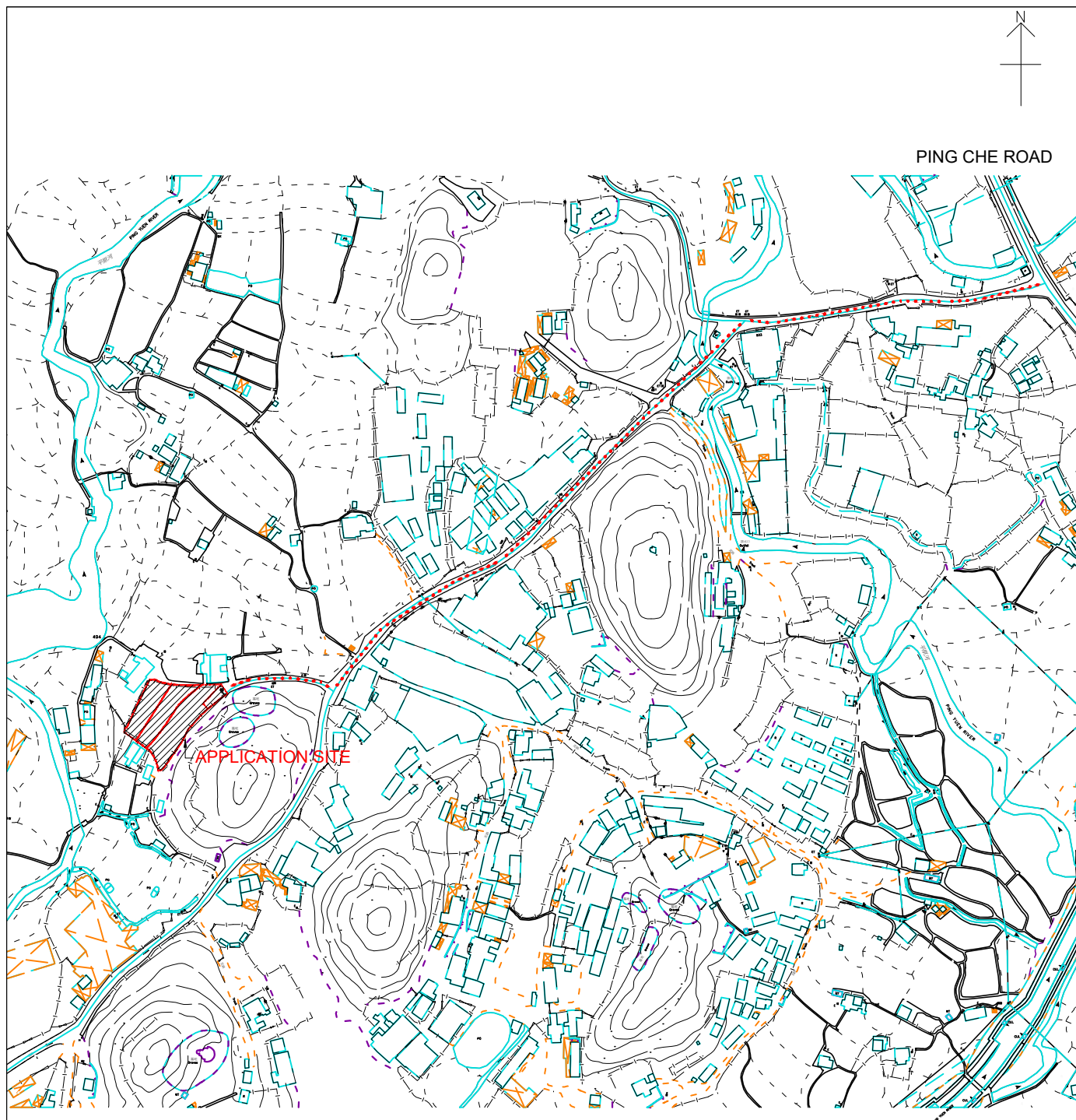
DRAWING NO.: L-02

LOCATION: LOT NOS. 497, 498, 499 & 500 IN D.D. 87, PING CHE, TA KWU LING, NEW TERRITORIES




SCALE: 1:500(A3)

DRAWING TITLE: LAYOUT PLAN

DATE: JUL 2024



LEGEND:

-  APPLICATION SITE
-  LOT BOUNDARY
-  VEHICULAR ACCESS TO THE SITE



PROJECT : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS

DRAWING NO.: L-01

LOCATION: LOT NOS. 497, 498, 499 & 500 IN D.D. 87, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE: 1:2500(A3)

DRAWING TITLE: LOCATION PLAN

DATE: JUL 2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Sheren Si Wai LEE/PLAND

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寄件者: Jeremy Wan [REDACTED]  
寄件日期: 2025年02月03日星期一 15:59  
收件者: Sheren Si Wai LEE/PLAND  
副本: [REDACTED]  
主旨: RE: Planning Application No. A/NE-TKL/780 - Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  
附件: Entrance.jpeg; Fence removed on GL.jpeg; Unauthorised structures demolished 2.jpeg; Unauthorised structures demolished.jpeg; (Updated) Planning Statement - L497-500 03.02.25.pdf  
  
類別: Internet Email

Dear Sheren,

I refer to your email of 19/11/2024 in respect of the above matter.

The fences originally occupying the Government land have been removed. The unauthorized structures within the Lot Nos. 497, 498, 499 and 500 in D.D. 87 have also been demolished as shown in the attached photos.

The usage in the planning application is temporary warehouse. All the construction materials stored at the site will be entirely within the covered structures.

In light of the usage of the application, page 16 of the planning statement, in particular, has been revised and attached herewith for your information.

I should be grateful if you would consider our application at your earliest convenience.

Should you have further enquiries, please feel free to contact Ms. Christine Luk or me on [REDACTED].

Thank you very much.

Best Regards,  
Jeremy Wan

Professional Consultancy Department

Tel: + [REDACTED]

Fax: + [REDACTED]

---

From: Sheren Si Wai LEE/PLAND [mailto:sswlee@pland.gov.hk]

Sent: Tuesday, November 19, 2024 11:59 AM

To: [REDACTED]

Cc: [REDACTED]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Subject: Planning Application No. A/NE-TKL/780 - Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years

Dear Ms. Luk,

LandsD's comment have been received, please follow up:

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.

2. I must point out that the following irregularity covered by the subject planning application has been detected by this office:

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

There are unauthorised structures on the private lots. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.

3. The following irregularity not covered by the subject planning application has been detected by this office:

Unlawful occupation of Government land not covered by the planning application

The GL adjoining the application site has been fenced off and illegally occupied with unauthorised structure without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.

4. The lot owner shall either (i) cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and occupation of GL. The STW/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 on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the unauthorised structures were erected/occupation of GL and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner 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 proposed use is temporary in nature, only erection of temporary structures will be considered.

5. Unless and until the unlawful occupation of GL is duly rectified by the lot owner or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

6. Please notify the applicant of our comments/requirements as stated above.

#### Part B: Advisory Comment

7. Lot No.497 in D.D. 87 is covered by Letter of Approval (LoA) No. 5165 for purpose of erection o temporary structures. This office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate.

Besides, I note from P.16 of your Planning Statement that "According to paragraph 1.4 of TPB PG-No. 13G revised by the TPB in April 2023, "Open Storage" uses relate to activities carried out on a site for which the greater part of the site (i.e. generally assumed to be more than 50% of the site area) is uncovered and used for storage, repair or breaking other than container-related uses. The development proposal of an uncovered area of about 60% strictly follows the relevant requirement as stipulated in the guideline(s)." Please clarify if the construction materials to be stored at the Site are entirely within the covered metal structure OR are stored open-air.

Regards,  
Sheren Lee  
TP/N3, PlanD  
2158 6391



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中原地產代理有限公司 牌照號碼 Licence no. C-000227

## SECTION 16 - PLANNING APPLICATION

**Proposed Temporary Warehouse for Storage of Construction  
Materials for a period of 3 years**

**Lot Nos. 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu  
Ling, New Territories**

September 2024

---

Planning Statement prepared by

Centaline Commercial (Professional Consultancy Department)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

## Executive Summary

This Planning Statement is submitted to the Town Planning Board in support of a planning application for a proposed temporary warehouse for storage of construction materials (“the proposed use”) for a period of 3 years at Lot Nos. 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling, New Territories (“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 Town Planning Board.

The application site falls within an area zoned as “Agriculture” (“AGR”) on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 gazetted on 12.3.2010 (“the current OZP”). The site area is about 1892m<sup>2</sup>. The application site is accessible from Ping Che Road via a local access.

According to (11)(b) of the Notes of the current OZP, justifications for the proposed use are as follows:

- The application site has not been used as a piece of agricultural land since 1992;
- The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
- The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood;
- No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
- The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.

## 行政摘要

此規劃報告書旨在支持一宗遞交予城市規劃委員會(“「城規會」”)的規劃申請,作擬議臨時貨倉存放建築材料(“「擬議用途」”)為期 3 年。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 87 約地段第 497號, 498號, 499號及 500號(“「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),申請地點坐落於「農業」地帶。申請地點佔地面積約1892平方米,可從坪輦路經當地通道到達該申請地點。

根據現時大綱核准圖的註釋(11)(b),此規劃報告書詳細闡述該申請的規劃理據,當中包括:

- 自1992年以來,該申請地點就不再被用作農業用途;
- 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;
- 就土地用途而言,擬議用途與周邊地區相容,並不會構成不良影響;
- 擬議用途不會對交通、景觀、環境和排水方面構成不良影響;及
- 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。

## Table of Contents

|   |           |
|---|-----------|
| <b>1. Introduction</b>  | <b>5</b>  |
| ■ Purpose and Objectives  |           |
| <b>2. Site Profile</b>  | <b>7</b>  |
| ■ Location and Current Conditions of the Application Site                           |           |
| ■ Surrounding Land-use and Characteristics  |           |
| <b>3. Planning Context</b>  | <b>9</b>  |
| ■ Statutory Planning Context  |           |
| ■ Similar Planning Applications   |           |
| <b>4. The Development Proposal</b>  | <b>11</b> |
| ■ Site Configuration and Layout   |           |
| ■ Proposed Traffic Arrangement  |           |
| ■ Consideration (Landscape, Environment, Drainage)                                  |           |
| <b>5. Planning Justifications</b>   | <b>15</b> |
| ■ The application site has not been used as a piece of agricultural land since 1992 |           |
| ■ Not influencing the planning intention of the “AGR” zone                          |           |
| ■ Compatible with land uses of the surrounding areas                                |           |
| ■ No adverse Traffic, Landscape and Environmental and Drainage Impacts              |           |
| ■ Not being an undesirable precedent  |           |
| <b>6. Conclusion</b>  | <b>17</b> |
| <b>7. Appendix</b>  | <b>19</b> |





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...”.

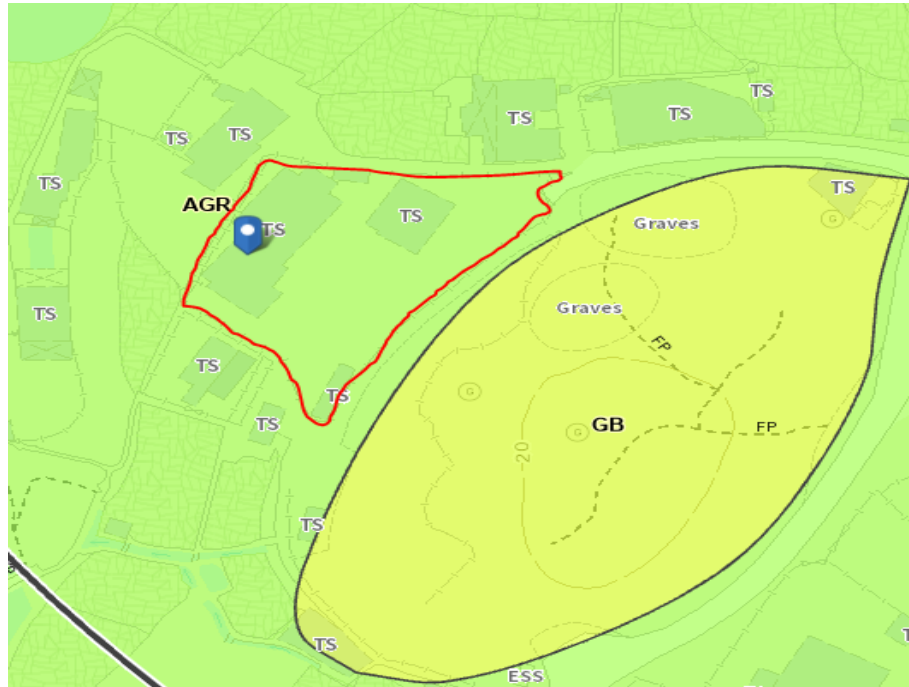


Figure 2. Lots Nos. 497, 498, 499, 500 in D.D. 87

(Source: <https://www.ozp.tpb.gov.hk/>)

- ✧ This Planning Statement is prepared and submitted by Centaline Commercial on behalf of Sunwacork Insulation Materials Supplies Limited (“the applicant”).

## Objectives

The current application aims to achieve the following objectives:

- ✧ To provide a secured temporary storage space for construction materials required for insulation coating of air-conditioning equipment in mass construction sites;
- ✧ To fully optimise the land resources within “AGR” zone for temporary uses that are beneficial to the community and government.
- ✧ To be compatible with the surrounding environment without deteriorating the long term planning intention of “AGR” zone; and
- ✧ To ensure no adverse environmental or infrastructural impacts on the surrounding areas.

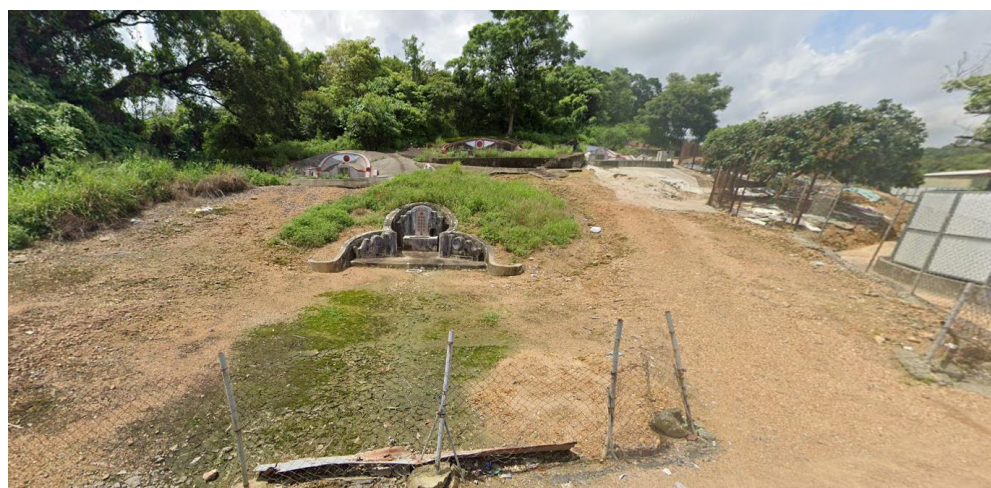
## 2. Site Profile

### Location and Current Conditions of the Application Site

- ✧ As shown in Figure 3 in Appendix 1, the application site is located at Ta Kwu Ling and is accessible from the Northern East direction via a local access leading to Ping Che Road. Public transportation, such as buses and minibuses, can be easily accessed within a 10-minute walk along Ping Che Road. The application site is hard paved and fenced-off. Figure 4 indicates the current conditions of the application site and the surrounding areas.



**Figure 4. The entrance of Lot Nos. 497, 498, 499 and 500 in D.D. 87**



**Figure 5. The West side of Lot Nos. 497, 498, 499 and 500 in D.D. 87**





**Figure 6. The East side of Lot Nos. 497, 498, 499 and 500 in D.D. 87**



**Figure 7. The South side of Lot Nos. 497, 498, 499 and 500 in D.D. 87**

### **Surrounding Land Use and Characteristics**

- ✧ The application site is mainly surrounded by vehicle repairing workshops, warehouses, covered and/or open storages, temporary structures, vacant land and shrub land. The North and East directions of the application site are temporary open storages of construction machinery and construction materials, which were covered by valid planning permission Nos. A/NE-TKL/714 and No. A/NE-TKL/745 respectively approved by the Rural and New Town Planning Committee in 05/2023 and 03/2024.

### 3. Planning Context

#### Statutory Planning Context

- ✧ The application site falls within an area zoned “AGR” on the current OZP (Figure 2). According to the Notes of the current OZP, temporary warehouse for storage use is neither a Column 1 nor a Column 2 use within the “AGR” zone. Hence, a planning permission is required from the TPB.
  
- ✧ Although the application site falls within “AGR” zone, there are no active agricultural activities. 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...”. Approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.

#### Similar Planning Applications

- ✧ Within the past three years, there were similar applications for similar temporary warehouse uses within the “AGR” zone(s) on the current OZP. Details of the similar applications are described in Figure 8 below.

| Application No. | Address with Proposed Use(s)   | Zoning(s)    | Approval Date |
|-----------------|--|--------------|---------------|
| A/NE-TKL/695    | Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years | AGR          | 18/03/2022    |
| A/NE-TKL/702    | Lot 554 S.A. ss.2 (Part) in D.D. 77, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Warehouse for Storage of Metal For a Period of 3 Years and Filling of Land         | AGR and I(D) | 26/08/2022    |



| Application No. | Address with Proposed Use(s)  | Zoning(s)              | Approval Date |
|-----------------|---|------------------------|---------------|
| A/NE-TKL/714    | Lot 217 (Part) in D.D. 84, Ping Che, New Territories<br><br>Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 19/05/2023    |
| A/NE-TKL/721    | Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories<br><br>Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years   | AGR                    | 19/05/2023    |
| A/NE-TKL/724    | Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 11/09/2023    |
| A/NE-TKL/737    | Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories<br><br>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land | AGR                    | 11/09/2023    |
| A/NE-TKL/735    | Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories<br><br>Proposed Temporary Warehouse and Open Storage for a Period of 3 Years   | AGR and "Open Storage" | 27/10/2023    |
| A/NE-TKL/745    | Lots 175 and 176 in D.D. 84, Ta Kwu Ling, New Territories<br><br>Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years   | AGR                    | 15/03/2024    |

| Application No. | Address with Proposed Use(s)  | Zoning(s) | Approval Date |
|-----------------|---|-----------|---------------|
| A/NE-TKL/744    | <p>Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and Adjoining Government Land, Ta Kwu Ling, New Territories</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years</p> | AGR       | 05/04/2024    |

**Figure 8: Similar Planning Applications within the Past Three Years**

## 4. Development Proposal

### Site Configuration and Layout

- ✧ The use of the application site is proposed to be Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years. The area of the application site is about 1892m<sup>2</sup>. The application site is accessed through an ingress/egress point (in about 4.85 m) located at the northern-east boundary, which is connected to a local access leading to Ping Che Road (Figure 3).
- ✧ According to the indicative layout plan (Figure 9), the application site comprises three one-storey temporary structures (with a maximum height of 5m), providing a total gross floor area of approximately 750m<sup>2</sup> for warehouse, an ancillary office and a toilet. 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 (“MGV”). The remaining area will be used for loading/unloading and vehicle manoeuvring spaces.
- ✧ The storage of construction materials within the application site is non-polluted and non-dangerous in nature and will remain stationary 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 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays.

- ✧ For implementation of the development proposal, the applicant is ready to apply to the Lands Department for a Short Term Waivers (“STW”) for permitting the structures to be erected on site once the current application is approved.
- ✧ Key development parameters of the proposed use are listed in Figure 10. Figure 11 provides details of the proposed ancillary temporary structures under the current application.

|   |   |
|---|---|
| Proposed Use  | Proposed Temporary Warehouse for Storage of Construction of Materials for a Period of 3 years |
| Operation Hours   | From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)   |
| Site Area   | About 1892m <sup>2</sup>  |
| Covered Area  | About 750m <sup>2</sup>   |
| Uncovered Area  | About 1142m <sup>2</sup>  |
| Temporary Structures<br>No(s).                              | 3   |
| No. of Storeys  | 1   |
| Maximum Height  | About 5m  |
| Total Non-Domestic Gross Floor Area                         | About 750m <sup>2</sup>   |
| Plot Ratio  | 0.396   |
| Site Coverage   | 39.6%   |
| No. of Car Parking Spaces<br>Private Car [5m(L) x 2.5m (W)] | 1   |
| No. of L/UL Bay<br>MGVs [11m(L) x 3.5m (W)]                 | 1   |

**Figure 10: Key Development Parameters**

| Structure No. | Proposed Use     | Floor Area (about m <sup>2</sup> ) | No. of Storeys | Maximum Height<br>[about (m)] |
|---------------|------------------|------------------------------------|----------------|-------------------------------|
| 1             | Warehouse        | 725                                | 1              | 5                             |
| 2             | Ancillary Office | 15                                 | 1              | 3                             |
| 3             | Toilet           | 10                                 | 1              | 3                             |
| Total         |                  | 750                                |                |                               |

**Figure 11 : Details of the Proposed Structures**

## **Proposed Traffic Arrangement**

- ✧ The application site can be accessed through a local access that leads to Ping Che Road. The proposed development will only make use of MGV and private cars to travel to and/from the application site via the proposed access route. One parking space for private cars and one L/UL bay for MGVs are provided within the application site.
  
- ✧ The 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 (Figure 9) would make use of the ingress/egress point in about 4.85m for vehicular access. Sufficient manoeuvring space with manoeuvring circle with radius in not less than 8m 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.

|             | Morning Peak |     | Afternoon Peak |     |
|-------------|--------------|-----|----------------|-----|
|             | In           | Out | In             | Out |
| MGV         | 1            | 1   | 1              | 1   |
| Private Car | 1            | -   | -              | 1   |

**Figure 12: Estimated Traffic in and out of the Proposed Development**

- ✧ As the vehicular trip generation and attraction for the proposed use were insignificant, the additional traffic trip 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.
  
- ✧ Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:
  - 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;
  - All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic

flow to the nearby road links and junctions;

- Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

### **Landscape Consideration**

- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.

### **Environmental Consideration**

- ✧ Given that no offensive 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.
- ✧ Construction materials stored within the application site are non-polluted and non-dangerous in nature and will remain stationary all the time. All storage activities will only be confined to the application site without affecting the neighboring uses.
- ✧ 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 operation stages of the proposal. No adverse environmental impact and misuse of the proposed use is anticipated.

### **Drainage Consideration**

- ✧ An existing discharge point has been proposed to the application site and peripheral U-shape channels are proposed to facilitate drainage collection within the application site. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with the approval conditions.



## **5. Planning Justifications**

### **The application site has not been used as a piece of agricultural land since 1992**

- ✧ No agricultural activities have been found on the application site and it was covered by structures since 1992. The current storage use has harmoniously co-existed with the surrounding neighbourhood with no complaints for over 30 years. Sympathetic consideration could be granted by the TPB for the proposed use within the application site.

### **Not influencing the Planning Intention of “AGR” Zone**

- ✧ Considering different open storage and warehouse uses adjacent to the application site, the planning intention of “AGR” zone may hardly be accommodated in short term until the surrounding land uses are compulsorily required for agricultural activities again. Moreover, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- ✧ The temporary nature of the proposed use under the current application will not influence the long-term planning intention of the “AGR” zone considering that the proposed use is only applied for a period of 3 years.

### **Compatible with Land Uses of the Surrounding Areas**

- ✧ The surrounding areas of the application site are mainly used for open storage yards and warehouses. Other uses such as vehicle repair workshops, temporary structures, vacant land and shrub land are also found close to the application site. The proposed use is therefore considered compatible with the land use in the surrounding areas considering the similar geographical settings and no detrimental impacts to the surrounding areas.

### **No adverse Traffic, Landscape, Environmental and Drainage Impacts**

- ✧ The proposed development will make use of MGVs and private cars to travel to and/or from the application site via the proposed access route. Specific requirements have been considered in the design and layout of the proposed site, ensuring sufficient provisions of car parking spaces, L/UL loading spaces,

manoeuvring spaces, and the implementation of appropriate traffic management measures upon approval of the application.

- ✧ Regarding the traffic management with the proposed use, the impacts of the application site to the traffic in and out would be minimal and are accommodated without influencing the nearby traffic junctions and links. Appropriate traffic management measures have been designed to remove any potential adverse effects to the surrounding roads for the safety of pedestrian and vehicles. Therefore, it is expected that the proposed use will not result in any adverse traffic impacts on the areas near the application site.
- ✧ As the application site is hard-paved and there are no existing trees within the application site, the site currently has very low agricultural value. The proposed use would induce no significant landscape impact.
- ✧ As there are no massive industrial operations in the application site, no adverse vehicular and industrial emissions could be involved for the proposed use. The storage of construction materials within the application site would be non-polluted and non-dangerous in nature and will remain stationary all the time. Storage activities will only be confined to the application site area without affecting the neighbouring uses. The applicant will strictly follow Environmental Protection Department's latest policies and comply with all environmental protection/ pollution control ordinances.
- ✧ An existing discharge point proposed to facilitate drainage collection. No significant adverse drainage impact is expected. If necessary, the applicant will submit a drainage proposal and implement any required drainage facilities to meet the satisfaction of the TPB and/or the relevant government department(s) in compliance with approval conditions.

### **Not being an Undesirable Precedent**

- ✧ Considering the similar applications being approved by the TPB on the same OZP as discussed in Section 3, the application site accommodates the same uses of open storage of construction of materials and contributes to support the

supply of construction materials. The proposed use benefits the development of construction industries in the long-run and would not set an undesirable precedent.

## 6. Conclusion

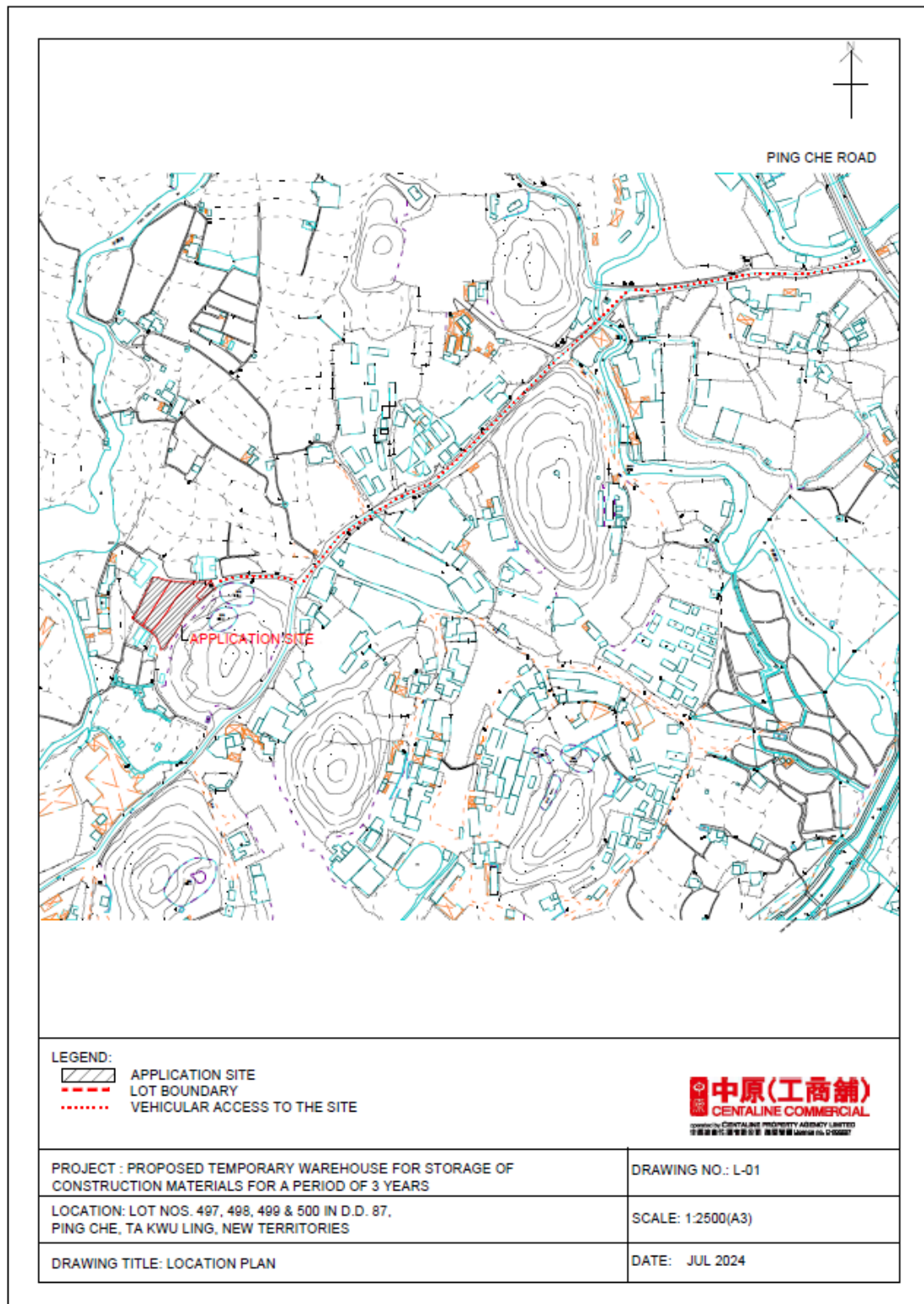
- ✧ This Planning Statement is submitted to the TPB in support of the current application for the proposed use at the application site. The application site has an area of about 1892m<sup>2</sup>. The background information of the application site and the planning justifications of the planning statement are provided to support the consideration of the proposed use for temporary warehouse for storage of construction materials by the TPB.
- ✧ The application site currently falls within an area zoned “AGR” on the current OZP. According to the 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 TPB notwithstanding that the use or development is not provided for under the notes of the current OZP. The application is justified based on the following grounds:
  - The application site has not been used as a piece of agricultural land since 1992;
  - The proposed use is of temporary in nature. Approval of the current application would not influence the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;
  - The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and neighbourhood;
  - No adverse Traffic, Landscape, Environmental and drainage impacts arising from the proposed use is expected; and
  - The proposed use would not set an undesirable precedent as similar applications were previously approved near the application site.
- ✧ In view of the above, it is recommended that sympathetic consideration would

be given by the TPB to approve the current application on a temporary basis for a period of three years.

# Appendix I

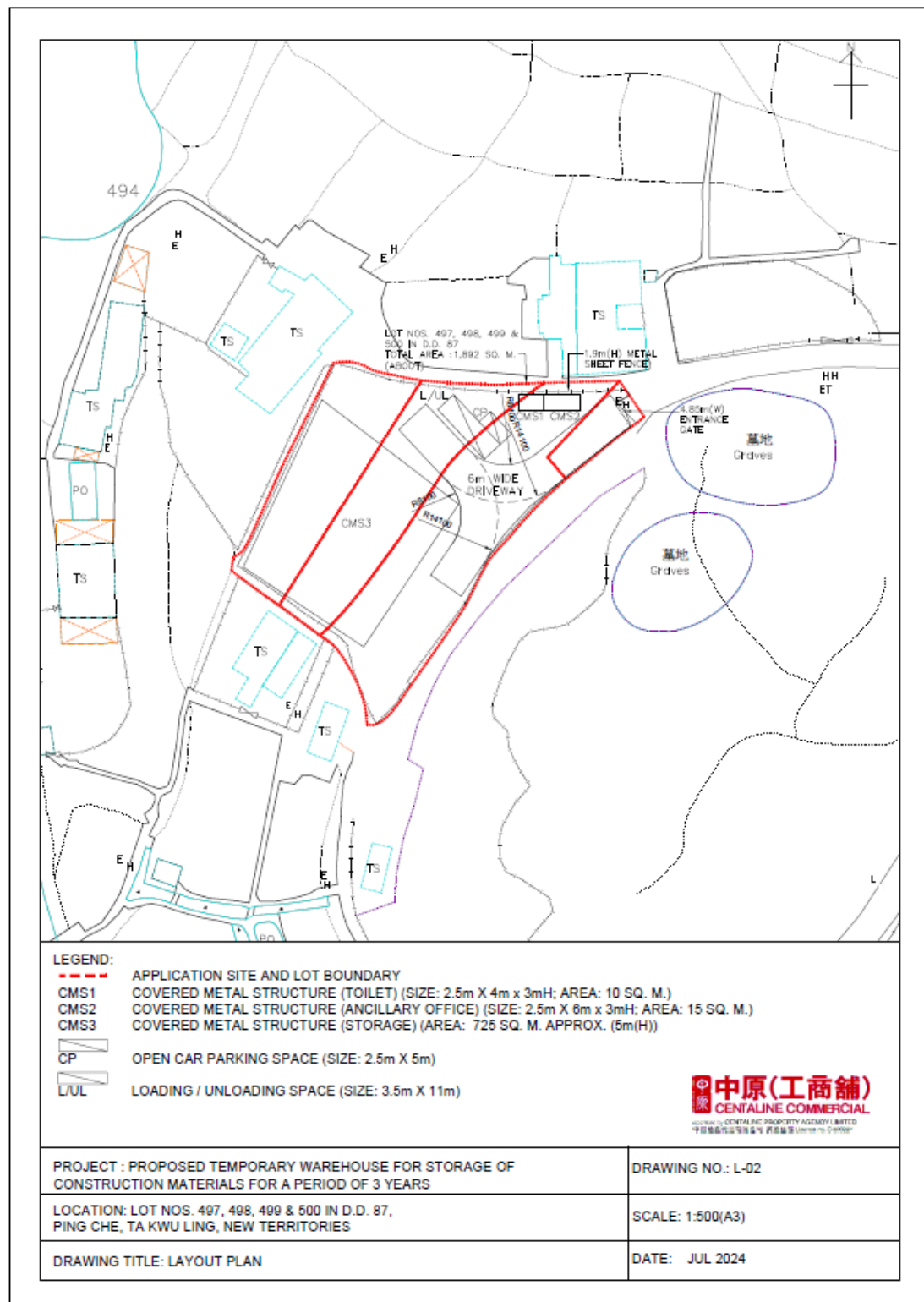
## Figure 3 Location Plan of Lot Nos. 497, 498, 499 and 500 in D.D. 87





## **Appendix II**

### **Figure 9 Layout Plan of Lot Nos. 497, 498, 499 and 500 in D.D. 87**





















**Previous S.16 Applications**

**Rejected Applications**

| <b>Application No.</b> | <b>Uses/ Development</b>                | <b>Date of Consideration</b> | <b>Rejection Reasons</b> |
|------------------------|---|------------------------------|--------------------------|
| A/DPA/NE-TKL/2         | Insulation Materials Processing Factory | 31.1.1992<br>(on review)     | R1-R5                    |
| A/DPA/NE-TKL/28        | Warehouse for the Storage of Cork       | 11.12.1992<br>(on review)    | R4, R6, R7               |

**Rejection Reasons**

- R1. The proposed factory was incompatible with the planning intention for the area zoned “Unspecified Use” which was primarily to restrict development to agricultural and recreational uses.
- R2. The proposed factory could be accommodated in conventional flatted factories.
- R3. The proposed site coverage of 46.9% was considered excessive in the rural areas.
- R4. The existing track to the site was too narrow to cope with the traffic generated.
- R5. No drainage system was proposed in the application.
- R6. The proposed development was not compatible with the planning intention for the area zoned “Unspecified Use” which was primarily to restrict development to agricultural and recreational uses.
- R7. The proposed site coverage of 36.5% as stated in the original submission was considered excessive in rural areas. No details of design, layout and disposition of the warehouses were given to illustrate how the proposed reduction of site coverage to 25% could be achieved.

**Similar S.16 Applications for Temporary Warehouse  
in the vicinity of the application site within “Agriculture” Zone in the Past Five Years**

**Approved Applications**

|    | <b>Application No.</b> | <b>Uses/Developments</b>  | <b>Date of Consideration</b>        |
|----|------------------------|---|-------------------------------------|
| 1. | A/NE-TKL/695*          | Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years  | 18.3.2022<br>(revoked on 18.9.2023) |
| 2. | A/NE-TKL/721^          | Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years                                      | 19.5.2023                           |
| 3. | 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                           |
| 4. | 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                           |
| 5. | 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                            |
| 6. | A/NE-TKL/768           | Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land                              | 10.1.2025                           |
| 7. | A/NE-TKL/779^          | Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years                                      | 22.11.2024                          |
| 8. | A/NE-TKL/784           | Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land                          | 14.3.2025                           |

**Remarks**

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

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



**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the application site (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;
- site inspection conducted by her office revealed that the unauthorised structures and the unlawful occupation of GL are rectified by the lot owner; and
- her advisory comment are at **Appendix V**.

**2. Drainage**

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

- no objection from the public drainage viewpoint;
- 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 proposed use; and
- her advisory comment are at **Appendix V**.

**3. Landscape**

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

- no objection to the application from the landscape planning perspective; and
- with reference to the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes and rural inland plains landscape characters comprising temporary structures, active farmlands, burial grounds and woodland within the “Green Belt” zones to the southeast. The proposed use under the application is considered not incompatible with its surrounding environment. Based on the site photos taken on 15.10.2024, the Site is hard paved with temporary structures. No sensitive landscape resources is observed within the Site. According to the submitted planning statement, there is no existing tree within the Site. Significant adverse impact on the existing landscape resources within the Site arising from the

proposed use is not anticipated.

#### **4. 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 comment are at **Appendix V**

#### **5. 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 three 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 the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comment are at **Appendix V**

#### **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) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

**Appendix V of RNTPC**  
**Paper No. A/NE-TKL/780A**

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) 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 lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures to be erected within the subject lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iii) Lot 497 in D.D. 87 is covered by Letter of Approval (LoA) No. 5165 for purpose of erection of temporary structures. Her office reserves the rights to take enforcement action for irregularities and cancel the LoA as appropriate;
- (c) 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 the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance;
  - (ii) in case the connection to public sewer is not feasible, septic tank and soakaway system is also considered to be acceptable provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”, and are duly certified by an Authorised Person (AP); and
  - (iii) it is the obligation of the applicant to comply with all environmental protection/ pollution control ordinances;
- (d) to note the comments of the Commissioner for Transport (C for T) that the access road between Ping Che Road and the Site is not managed by the Transport Department (TD);
- (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 TD;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
  - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
  - (ii) the applicant is advised 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;
    - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
    - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He 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, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(g) to note the comments of the Director of 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 structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;

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

- (i) it is noted that three 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 the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorised Building Works (UBW). An AP should be appointed as the coordinator

for the proposed building works in accordance with the BO; and

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- 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 and 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; and
- detailed checking under the BO will be carried out at the building plan submission stage; and

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

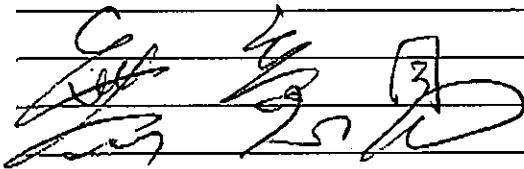
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/780

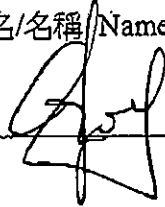
意見詳情 (如有需要，請另頁說明)

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 2024.10.17

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**From:**  
**Sent:** 2024-10-31 星期四 11:44:04  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** WWF submission on the application on Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in "Agriculture" zone in Ping Che, Ta Kwu Leng (A/NE-TKL/780)  
**Attachment:** s16A A\_NE-TKL\_780 20241030\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.  
See attached file:

s16A A\_NE-TKL\_780 20241030\_WWF.pdf

Thank you for your attention.

Best regards,  
Bonnie Leung  
Conservation Officer, Conservation Policy | WWF 世界自然基金會香港分會

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).  
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世界自然基金會  
香港分會

WWF-Hong Kong

31 October 2024

Chairman and members

Town Planning Board

15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

By E-mail ONLY

Dear Sir/ Madam,

**Re: Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in "Agriculture" zone in Ping Che, Ta Kwu Leng (A/NE-TKL/780)**

WWF would like to lodge an objection to the captioned proposal.

**Suspected unauthorised development**

By comparing the site plan of the captioned application with the latest image retrieved from Google Earth (Fig 1.), large structures appeared on the site, likely functioning as an open storage area. In this case, we suspect a "destroy first, build later" approach has been adopted by acquiring land with degraded environmental conditions and unauthorised structures in order to obtain planning permission. Since we lack of knowledge of the update environmental conditions at the application site, we would be grateful if the Town Planning Board members could request relevant government departments to investigate whether the captioned proposal is linked to any unauthorised development. If that is the case, we urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of development approval.

We would be grateful if our comments could be considered by the Town Planning Board.

Yours faithfully,

Ms. Bonnie LEUNG

Conservation Officer, Conservation Policy

WWF Hong Kong

together possible™

贊助人：中華人民共和國  
香港特別行政區行政長官  
李家超先生、大紫荊勳賢, SBS, PDSM  
主席：白丹尼先生  
行政總裁：黃碧茵女士

核數師：中審眾環（香港）會計師事務所有限公司  
公司秘書：嘉信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM  
The Chief Executive, Hong Kong Special Administrative Region  
People's Republic of China  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

Auditors: Mazars CPA Limited  
Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Fig. 1 Aerial photo of the site as of March, 2023. The site was likely functioning as an open storage area.



Image source: Google Earth (Accessed on 29 October 2023)



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

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**From:**  
**Sent:** 2024-11-02 星期六 03:00:12  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TKL/780 DD 87 Ping Che

A/NE-TKL/780

Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling

Site area: About 1,892sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong Objections. The site is hard paved indicating that it has been used for brownfield operations without the necessary approval. Was an enforcement action undertaken?

According to the Applicant "*The proposed use is considered compatible with the land uses of the surrounding areas and has no/minimal adverse infrastructural or environmental impacts on the surrounding land uses and its neighbourhood*"

However the site is located adjacent to an extensive GB and many graves so this statement is certainly not validated.

Moreover, Ta Kwu Ling is designated Cat 3 and Cat 4

**TPB PG-No. 13G (Revised April 2023)**

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

If the TPB guidelines have any legitimacy, debateable, then the application should be rejected as incompatible.

Mary Mulvihill

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

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**From:**  
**Sent:** 2024-11-04 星期一 18:46:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on six planning applications  
**Attachment:** 241104 s16 STK 27c.pdf; 241104 s16 HLH 77.pdf; 241104 s16 TKL 780.pdf; 241104 s16 KTN 1031 & 1033c.pdf; 241104 s16 KTN 1054.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SIX applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

4th November, 2024.

By email only

Dear Sir/ Madam,

**Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years**  
**(A/NE-TKL/780)**

1. We refer to the captioned.
2. We urge the Board to look at the below photo extracted from the Town Planning Board Statutory Planning Portal 3 which shows the site (bounded by the red line).





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

3. We urge the Board to investigate with relevant authorities as to what is going on within the site now and whether there are any ongoing enforcement case/ unauthorised uses/ activities appearing at the site; if yes, to consider whether it is appropriate to approve this application.
4. We also urge the Board to note the active farmland areas as shown above, and to investigate with relevant authorities as to whether they still exist and if yes, then to consider whether the approval of this application would have any implication on these active farmlands.
5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden