

Our Ref. : DD89 Lot 466 & VL
Your Ref. : TPB/A/NE-FTA/280

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

By Email

20 May 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

(S.16 Planning Application No. A/NE-FTA/280)

We are writing to submit supplementary information for the subject application, details are as follows:

- Revised layout and filling of land plans are provided. (**Plans 1 & 2**).
- Majority of the application site (i.e. 14,423m²) has already been hard-paved (**Plan 2**). The current application is intended to regularize the land filling area.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Shirley CHAN
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk)
email: ehlli@pland.gov.hk)



[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]



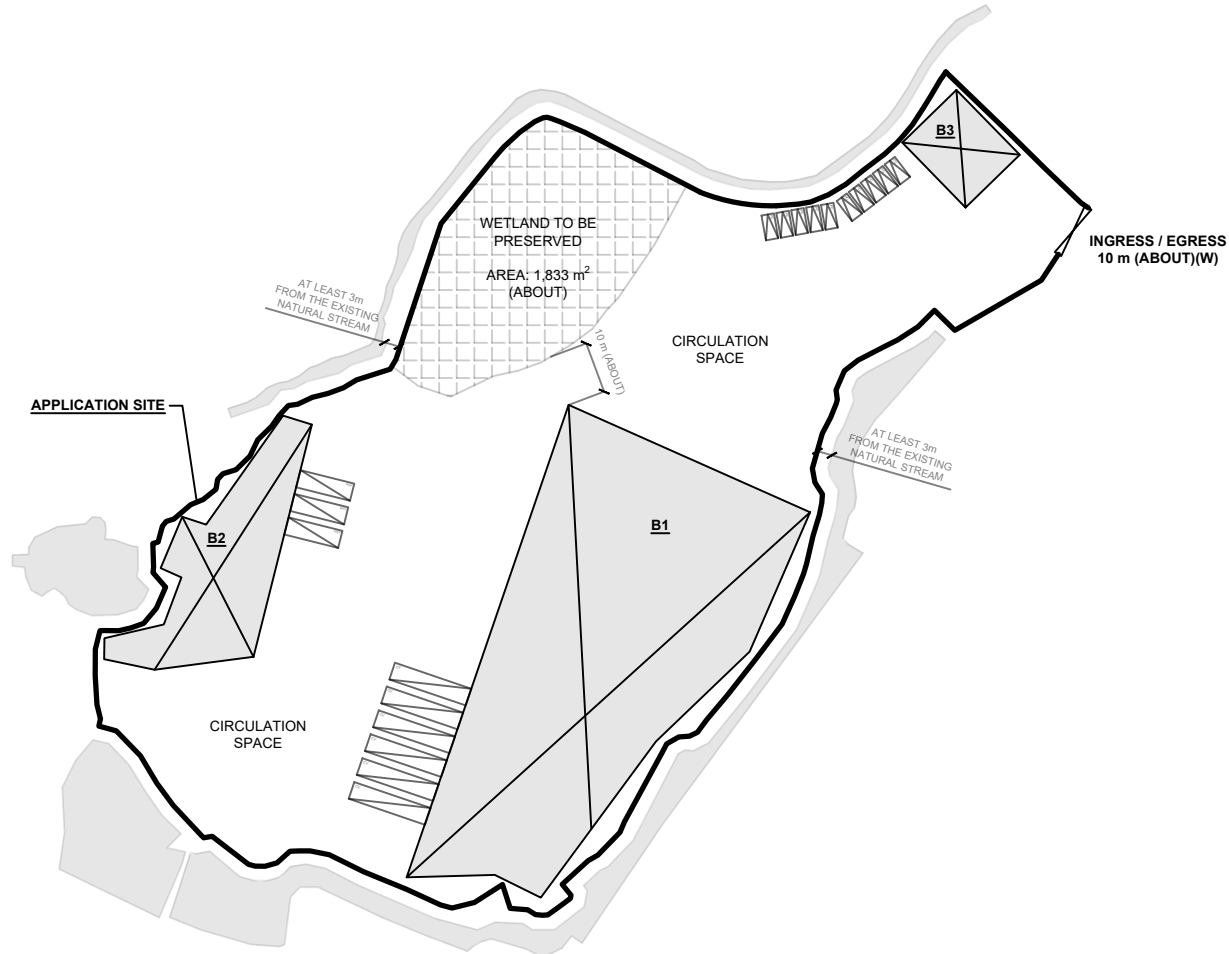
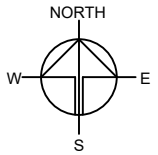
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,256 m ²	(ABOUT)
COVERED AREA	: 4,999 m ²	(ABOUT)
UNCOVERED AREA	: 11,257 m ²	(ABOUT)
PLOT RATIO	: 0.91	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 9,998 m ²	(ABOUT)
TOTAL GFA	: 9,998 m ²	(ABOUT)
BUILDING HEIGHT	: 16.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	3,866 m ² (ABOUT)	7,732 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	863 m ² (ABOUT)	1,726 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B3	OFFICE, WASHROOM AND CANTEEN	270 m ² (ABOUT)	540 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
TOTAL		4,999 m² (ABOUT)	9,998 m² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	WETLAND TO BE PRESERVED
	PARKING SPACE (PC)
	L/U/L SPACE (MGV)
	L/U/L SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 13.4.2026

REVISED BY: DATE:

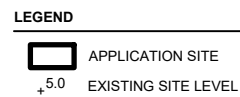
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG. NO. PLAN 1 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

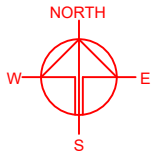
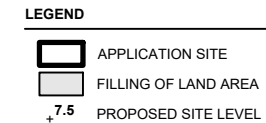
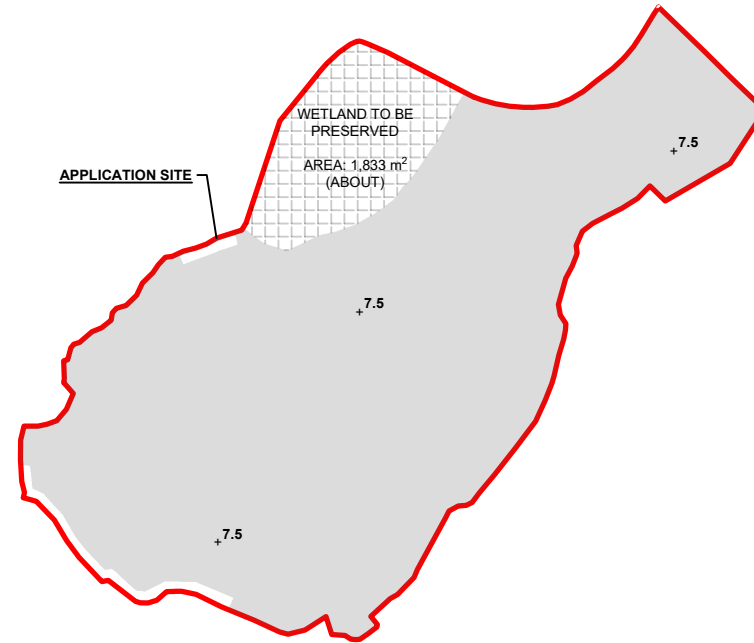
APPLICATION SITE AREA : 16,256 m² (ABOUT)
 EXISTING GROUND SURFACE : SOILED GROUND AND PARTIALLY HARD-PAVED
 EXISTING SITE LEVELS : +7.5 mPD (ABOUT)



*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m² (ABOUT)
 FILLING OF LAND AREA : 14,160 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 DEPTH OF FILLING : NOT MORE THAN 2.5 m
 SITE LEVELS : +7.5 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA



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SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
LT	28.4.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND

DWG. NO. PLAN 2	VER. 001
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