

Our Ref. : DD82 Lot 963 S.A RP & VL
Your Ref. : TPB/A/NE-MKT/48

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

By Email

11 August 2025

Dear Sir,

4th Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.))
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lots 963 S.A (Part) and 963 S.B RP (Part) in D.D. 82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-MKT/48)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**)

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Cheryl TSANG
(Attn.: Ms. Audrey SOO

email: 
email: 



4th Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.))
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lots 963 S.A RP (Part) and 963 S.B RP (Part) in D.D. 82 , Ta Kwu Ling, New Territories**

(Application No. A/NE-MKT/48)

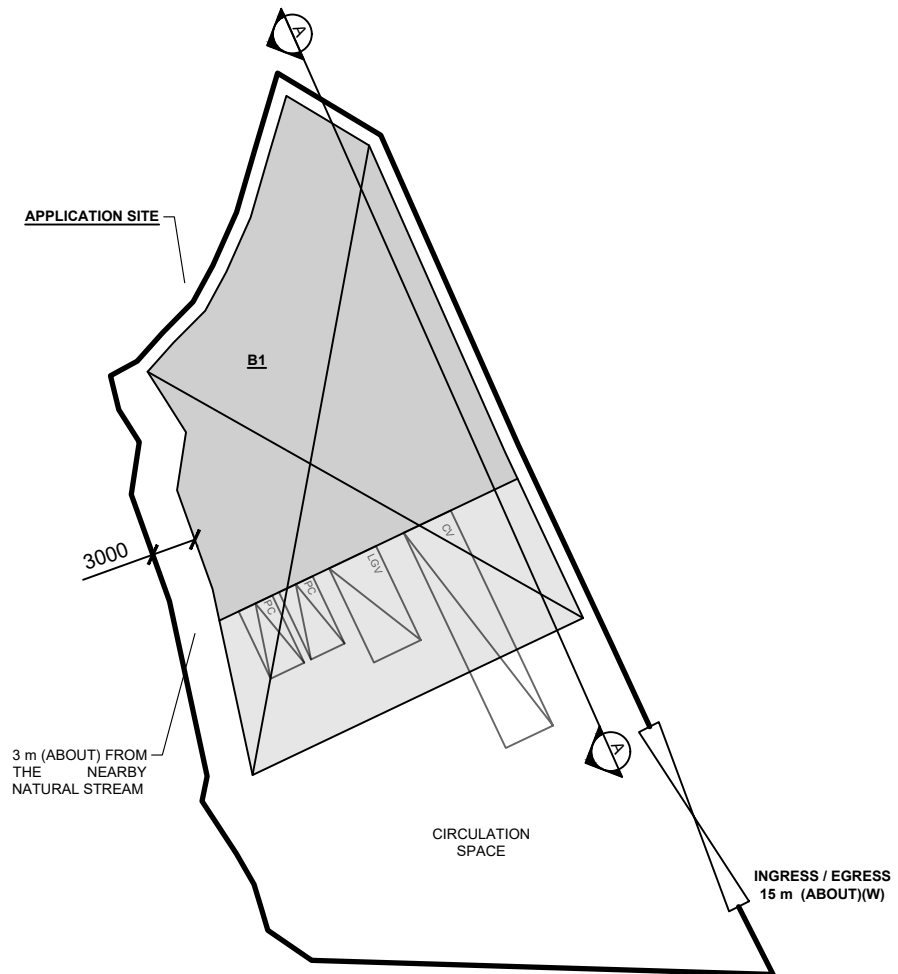
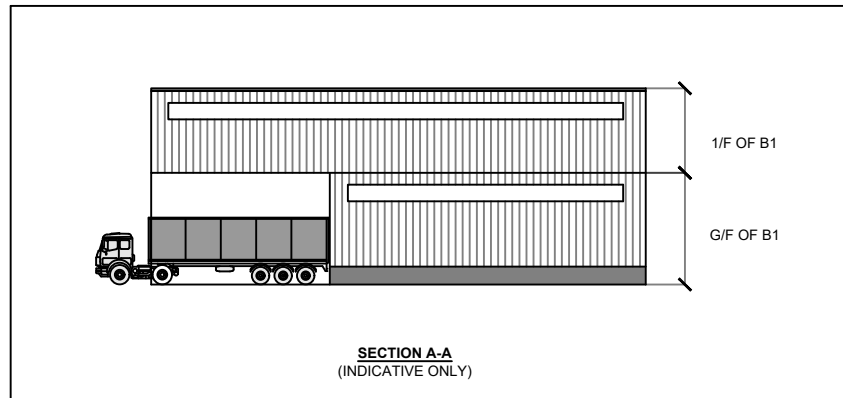
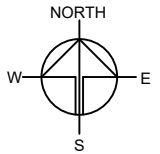
- (i) The applicant liaised with government departments and revised the ingress/egress of the application site (the Site). Revised plans, including layout plan, swept path analyses and run-in/out proposal are enclosed for your consideration please.
- (ii) would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Commissioner of Transport (Contact Person: Mr. Eric TAM; Tel: 2399 2405)		
(1)	Our previous comment "(ii) Swept path analyses for container vehicles should be further provided for these cases including left-in, left-out, right-in and right-out, joining / leaving Ping Che Road to / from the development without the need to encroach onto the opposite lane" has not been addressed.	<p>Noted. Please find the revised swept path analyses for container vehicles (CVs) at Appendix III. The ingress/egress has also been relocated and enlarged so that a smoother access could be provided to visiting vehicles for manoeuvring.</p> <p>As 60m sightlines are provided at the Site ingress/egress currently for both directions, slight encroachment into the opposite lane would be foreseeable during vehicle turning to/from the Site from/to Ping Che Road with assistance from banksmen (Appendix IV).</p>

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,430 m ²	(ABOUT)
COVERED AREA	: 714 m ²	(ABOUT)
UNCOVERED AREA	: 716 m ²	(ABOUT)
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 50 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,428 m ²	(ABOUT)
TOTAL GFA	: 1,428 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), OFFICE AND WASHROOM	714 m ² (ABOUT)	1,428 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		714 m ² (ABOUT)	1,428 m ² (ABOUT)	

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

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PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TAK KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

DN

DATE

11.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 8

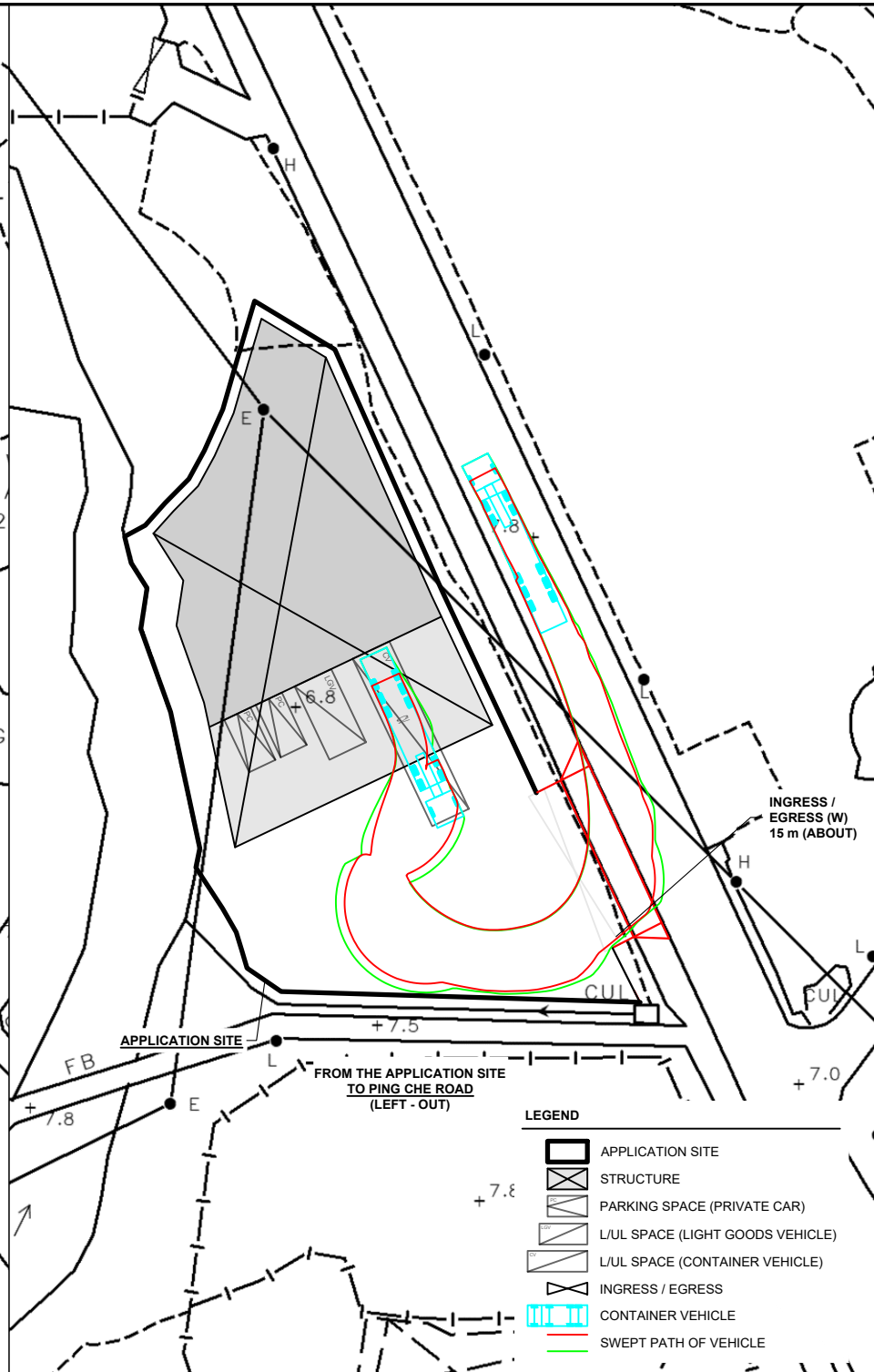
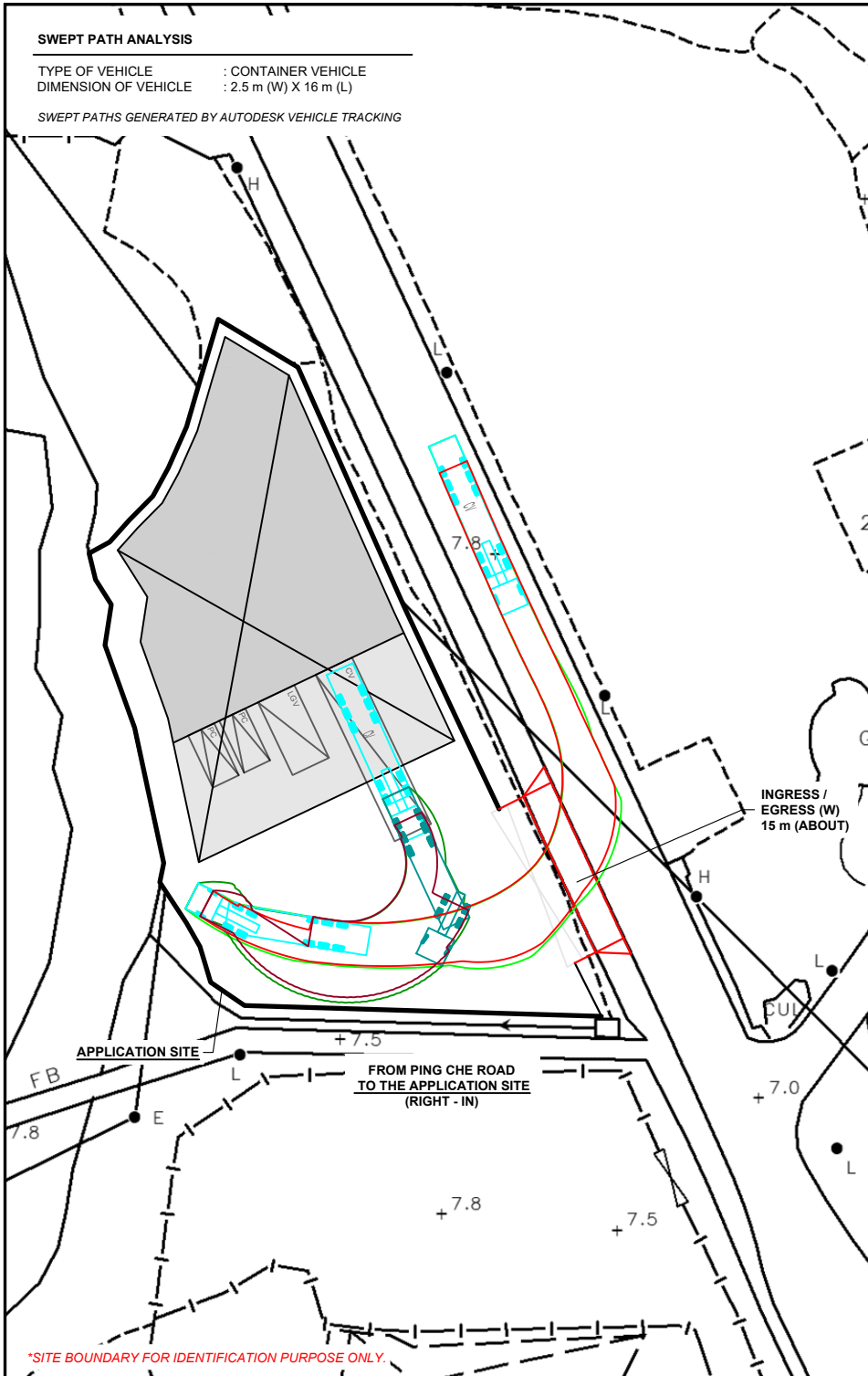
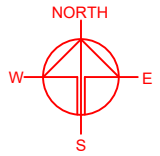
VER.

002

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (LIGHT GOODS VEHICLE)
- L/U/L SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 82, TAK KWU LING, NEW TERRITORIES

SCALE
1 : 500 @ A4

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SWEPT PATH ANALYSIS (CV)

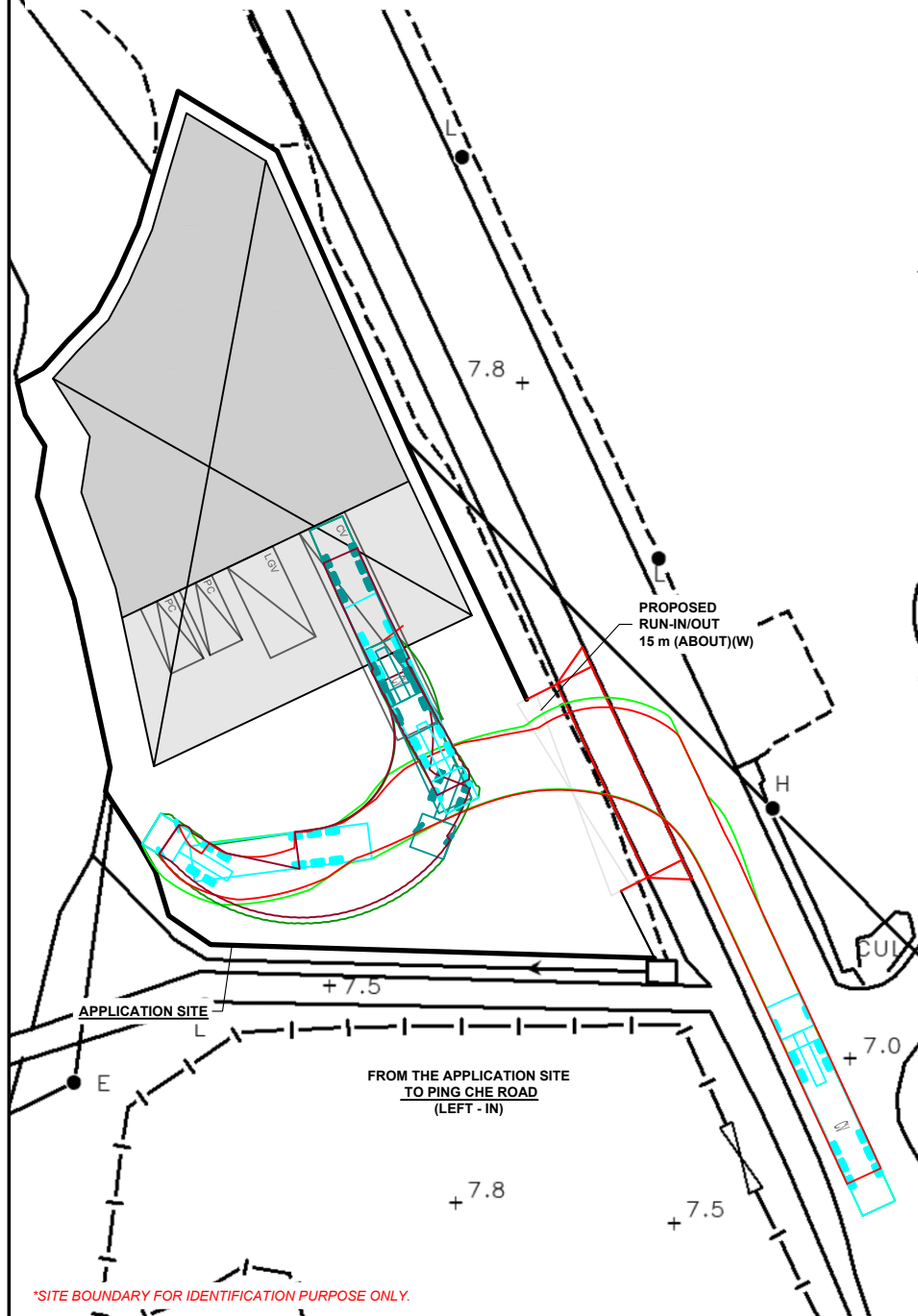
DWG NO.
PLAN 9

VER.
002

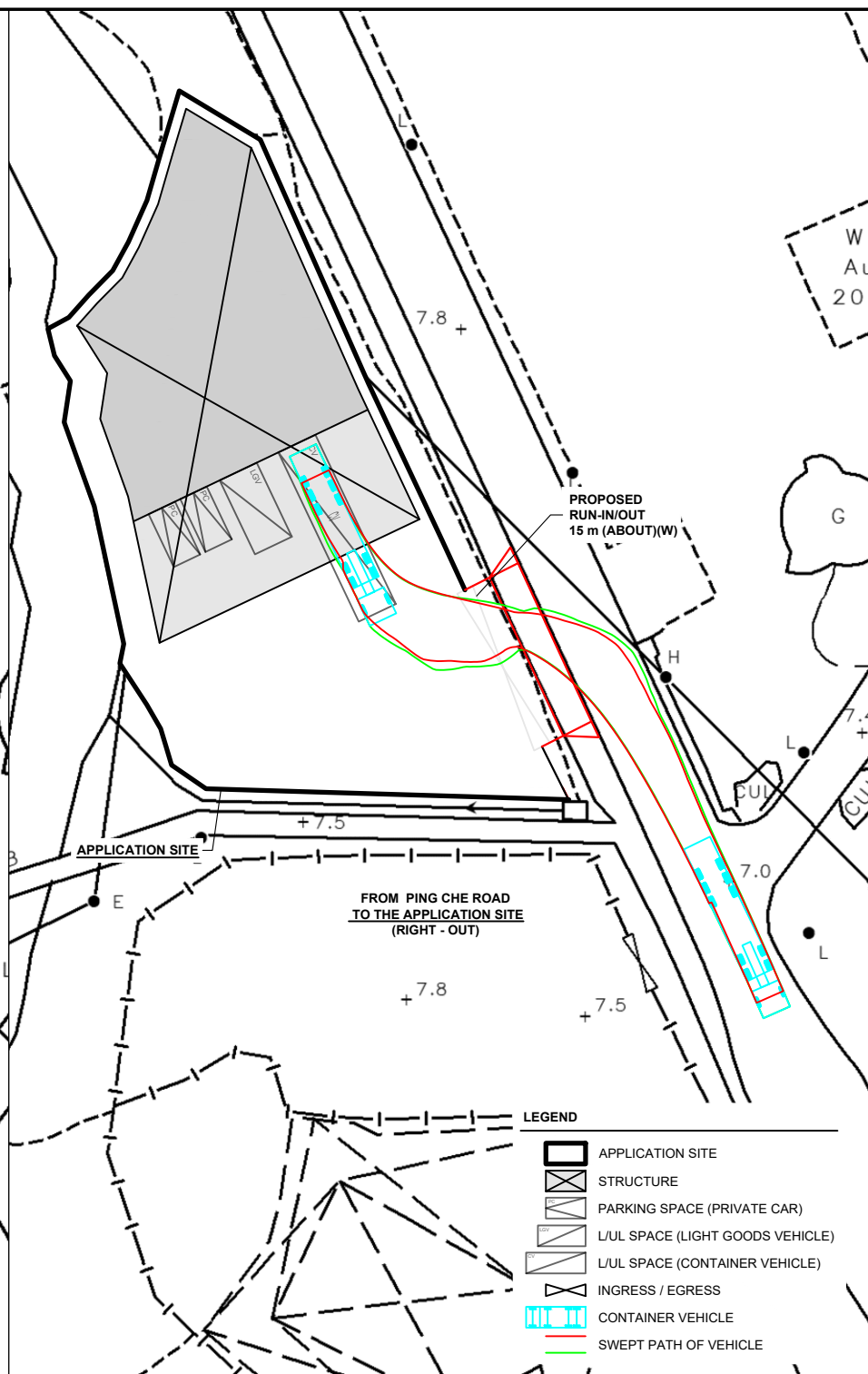
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

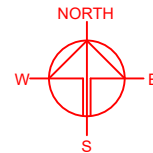


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LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/L SPACE (LIGHT GOODS VEHICLE)
- L/L SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 82, TAK KWU LING, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
DN

DATE
11.8.2025

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DATE

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DATE

DWG. TITLE
SWEPT PATH ANALYSIS (CV)

DWG NO.
PLAN 9

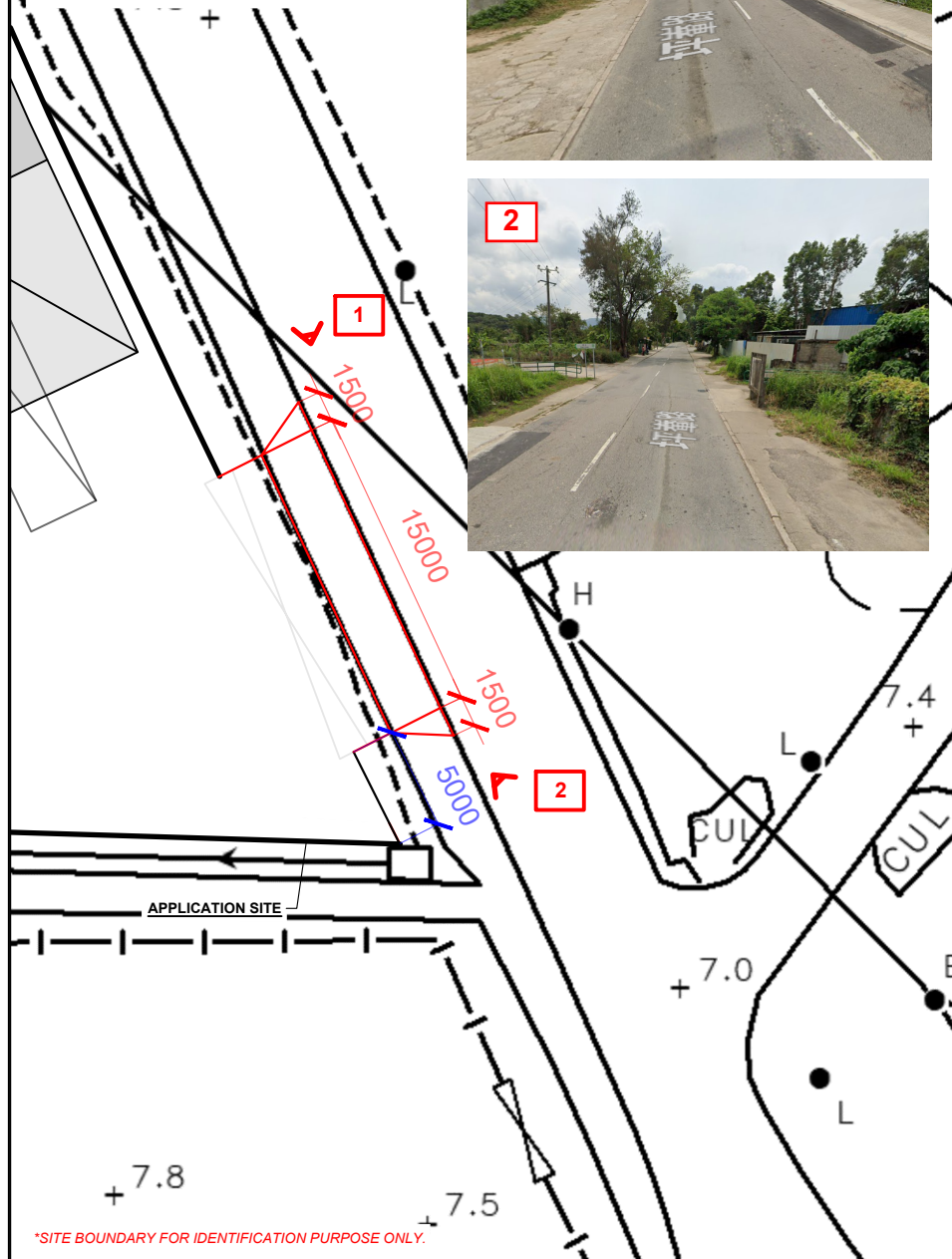
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PROPOSED RUN-IN/OUT OF THE APPLICATION SITE

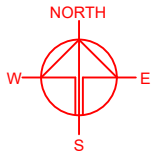
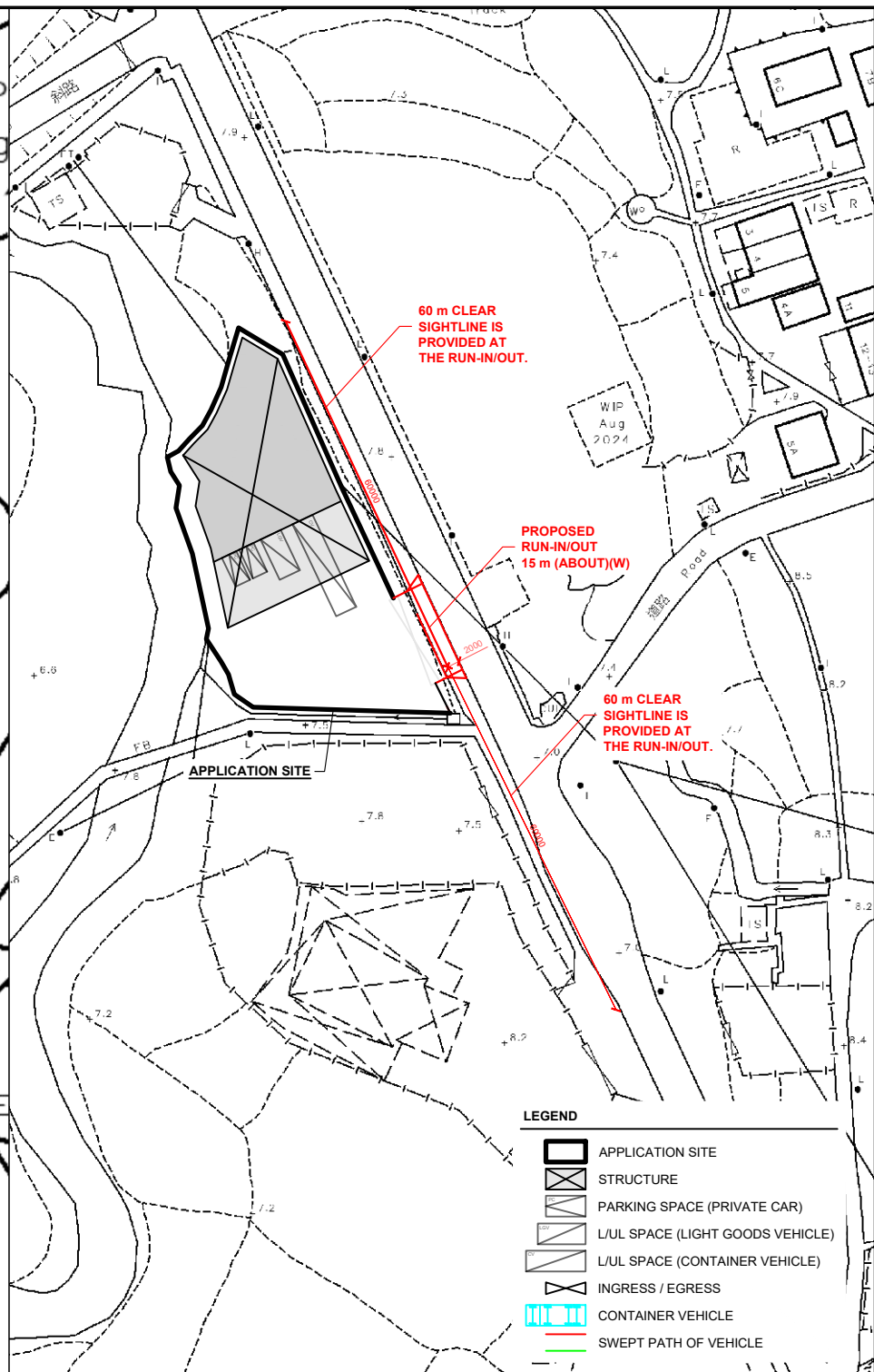
WIDTH OF PROPOSED RUN-IN/OUT : 15 m (ABOUT)

THE APPLICANT WILL FOLLOW HYD STANDARD DRAWING H1113 AND H1114 WHEN DESIGNING THE RUN-IN/OUT OF THE APPLICATION SITE.

CROSS-ROAD DUCTS WILL FOLLOW HYD STANDARD DRAWING H1114 WITH "C1D" MARKS ENGRAVED ON BOTH SIDES OF THE RUN-IN/OUT INDICATING THE ALIGNMENT OF CROSS-ROAD DUCTS.



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PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TAK KWU LING, NEW TERRITORIES

SCALE

1:500/750 @ A4

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DATE

APPROVED BY

DATE

DWG. TITLE

RUN-IN/OUT PROPOSAL

DWG. NO.

PLAN

VER.

002

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (LIGHT GOODS VEHICLE)
- L/U/L SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEPED PATH OF VEHICLE