

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1355 (Part) and 1357 (Part) in D.D. 82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is neither a column one nor column two use within the "AGR" zone. Thus, planning permission is required from the Board.
- 2.2 The proposed development with a single low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, paved vacant land, etc.. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Several similar S.16 planning applications for 'warehouse' use were also approved by the Board within the same "AGR" zone, which the latest application (No. A/NE-TKL/784) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

- 2.4 Furthermore, portion of the Site was subject of a previous S.16 planning application (No. A/NE-TKL/803) for the same use submitted by the same applicant, which was approved by the Board with conditions for a temporary basis of 3 years in 2025. Comparing with the previous application, the current application mainly involves the increase of uncovered area for circulation space, while other major development parameters (i.e. covered area, gross floor area, operation mode and hours etc.) remain unchanged. The applicant had also spent effort in complying with all submission-related approval conditions under the previous application, details are shown at **Table 1**:

Table 1 – Compliance record of the previous application

Approval Conditions		Date of Compliance
(a)	The submission of a drainage proposal	23.4.2026
(b)	The provision of drainage facilities	Not yet complied with
(d)	The submission of a fire service installations (FSIs) proposal	8.5.2026
(e)	The implementation of the FSIs proposal	Not yet complied with

- 2.5 Under the previously approved scheme, vehicular manoeuvring was carried out within the enclosed structure, which significantly restricted the indoor storage capacity. Therefore, the applicant seeks permission to incorporate the adjoining GL (i.e. located at immediate south of the Site) into the site boundary, in order to optimize the overall site efficiency and improve operational flow. In view of the change of site boundary and area of the proposed scheme, the applicant has submitted updated FSIs and drainage proposals to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 569 m² (about) (**Plan 1**). One 1-storey structure is proposed at the Site for warehouse (excluding D.G.G.) use with total GFA of 203 m² (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- 3.2 As the Site is mainly for 'warehouse (excluding D.G.G.)' use with no shopfront, no staff and visitor will station at and visit the Site respectively. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	569 m ² (about)
Covered Area	203 m ² (about)
Uncovered Area	366 m ² (about)
Plot Ratio	0.36 (about)
Site Coverage	36% (about)
Number of Structure(s)	1
Total GFA	203 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	203 m ² (about)
Building Height	8 m (about)
No. of Storey	1

3.3 Portion of the Site has already been covered with hard-paving, while the remaining area is currently of soiled ground. In order to facilitate a flat surface for site formation of structure and circulation space, the applicant proposed to fill the remaining area of the Site with concrete of not more than 0.2 m in depth, hence, the Site is proposed to be filled entirely (**Plan 5**). Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development.

3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). Two parking and loading/unloading (L/UL) spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 3** below:

Table 3 – Parking and L/UL Provision

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	1
Light Goods Vehicle (LGV) L/UL Space - 3.5 m (W) x 7 m (L)	1

3.5 LGVs will be deployed for transportation of goods to and out of the Site. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. Staff will be deployed by the applicant to ensure no queuing and/or waiting for motor vehicles from the Site onto Ping Che Road via the local access; and no motor

vehicles will be permitted to reverse into and out of the Site onto Ping Che Road via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	Private Car		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	0.5	0.5	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0.5	0.5	0	1	2
Average trip per hour (Beyond AM & PM Peaks)	0	0	0.5	0.5	1

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are also provided by the applicant, i.e. *submission of updated drainage and FSIs proposals*, to mitigate any adverse impacts after the planning application has been approved by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

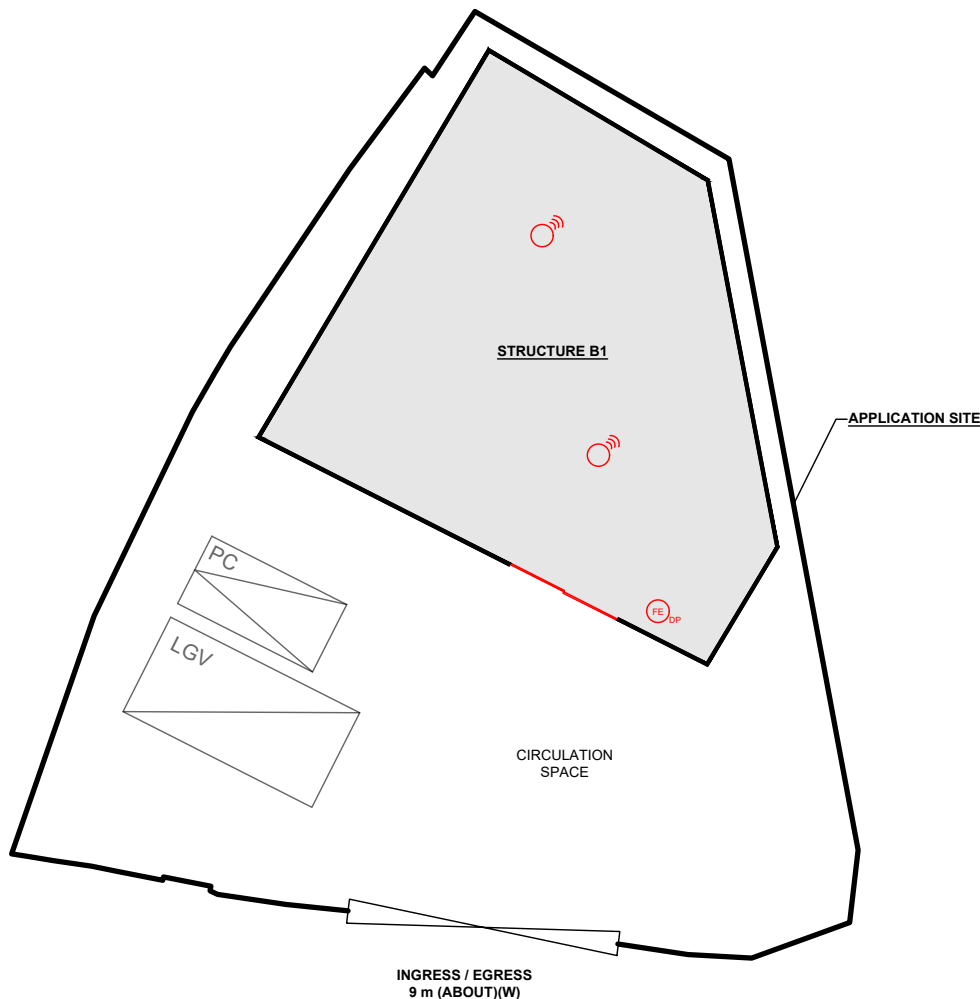
August 2026

LIST OF APPENDICES

Appendix I	FSIs Proposal
Appendix II	Drainage Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Plan showing Filling of Land within the Site
Plan 6	Swept Path Analysis (Light Goods Vehicle)



FIRE SERVICE INSTALLATIONS



STAND-ALONE FIRE DETECTOR



4 KG DRY POWDER TYPE FIRE EXTINGUISHER

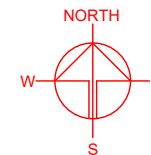
FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	203 m ² (ABOUT)	203 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
	TOTAL	<u>203 m² (ABOUT)</u>	<u>203 m² (ABOUT)</u>	

**D.G.G. - DANGEROUS GOODS GODOWN*



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND
ADJOINING GOVERNMENT
LAND, PING CHE, TA KWU LING,
NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY

DATE _____

27.7.2026

REVISÉD BY

DATE _____

APPROVED BY _____

100

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DWG. TITLE
ESI₆ PROPOSAL

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	VER.
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LEGEND



APPLICATION SITE



STRUCTURE



LOADING / UNLOADING SPACE (LGV)



INGRESS / EGRESS

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years, Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Drainage Proposal

Aug 2026



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Appendix C – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1355 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) and Associated Filling of Land for a Period of 3 Years'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside locate road at the west of Ping Che Road. It has an area of approx. 569 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already fully paved. The existing site levels are approx. + 9.40 mPD. No major site formation works for the application site is anticipated.
- 1.2.3 The site is implemented with existing drains. There is an existing approx.. 1200mm channel by the southwest of the application site. There is also an approx.. 3000mm channel part of Ping Yuen River by the west of the site. **Figure 2** and **3** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 569 m². The site is already fully paved. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	569
Paved Area after Development (m ²)	569

Table 1 – Site Development Area

3 Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Existing Drainage System

4.1. Existing Channels

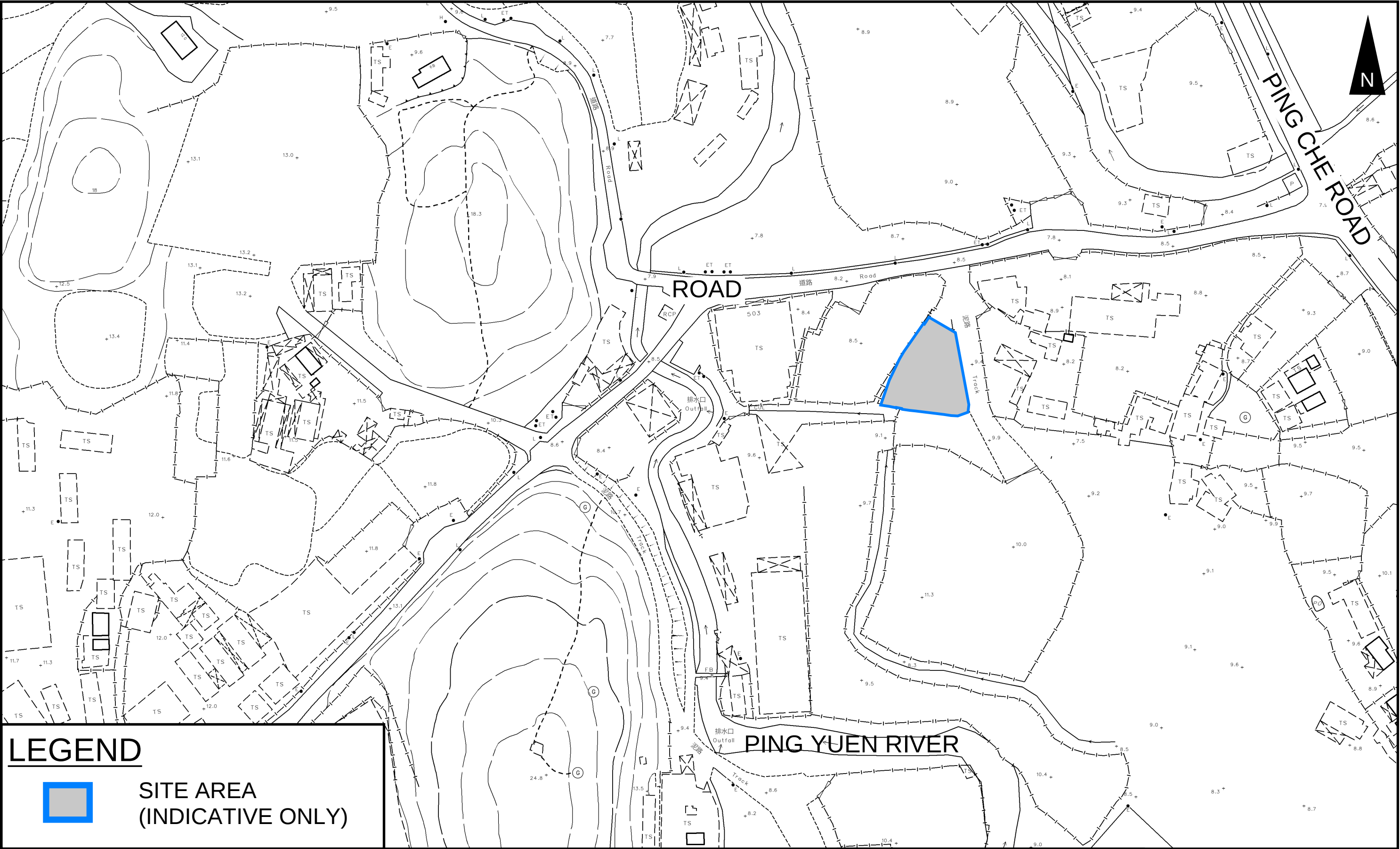
- 4.1.1 Existing Channels (375mm, 1 in 300) within the site are capable for collection of runoffs for internal and external catchment. They were to discharge to existing channel (which is part of Ping Yuen River). The existing channels and watercourse checking are shown in **Appendix A**. They have enough capacity.
- 4.1.2 The alignment, size, gradient of the existing channels are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the existing drains and discharged to existing drainage system. With the existing drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND



**SITE AREA
(INDICATIVE ONLY)**

PROJECT:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years

TITLE

SITE LOCATION PLAN

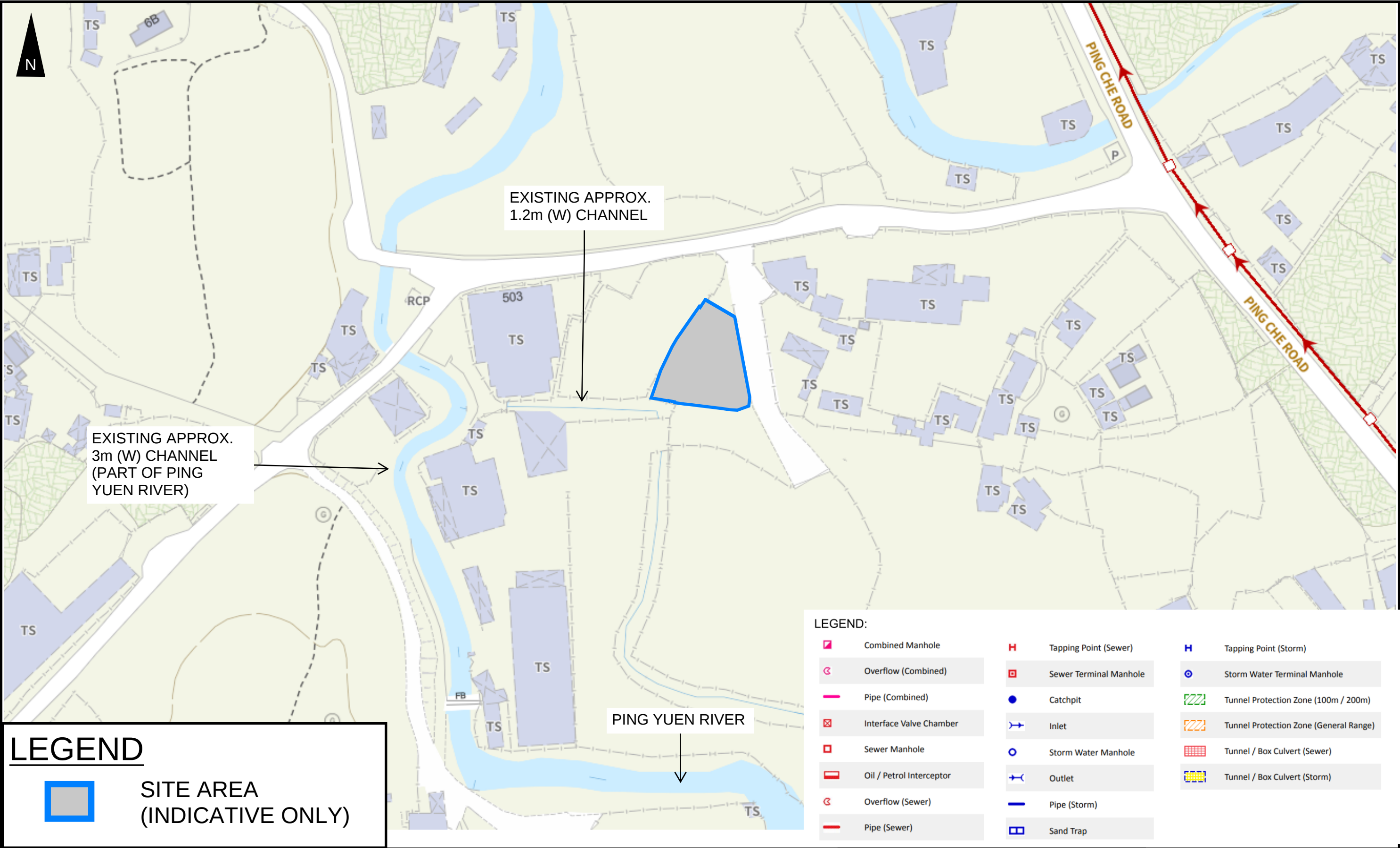
FIGURE NUMBER

FIGURE 1

LOCATION:

Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

VER	DESCRIPTION	DATE
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LEGEND



SITE AREA
(INDICATIVE ONLY)

LEGEND:

Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel / Box Culvert (Sewer)
Oil / Petrol Interceptor	Outlet	Tunnel / Box Culvert (Storm)
Overflow (Sewer)	Pipe (Storm)	
Pipe (Sewer)	Sand Trap	

PROJECT:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER

FIGURE 2

LOCATION:

Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

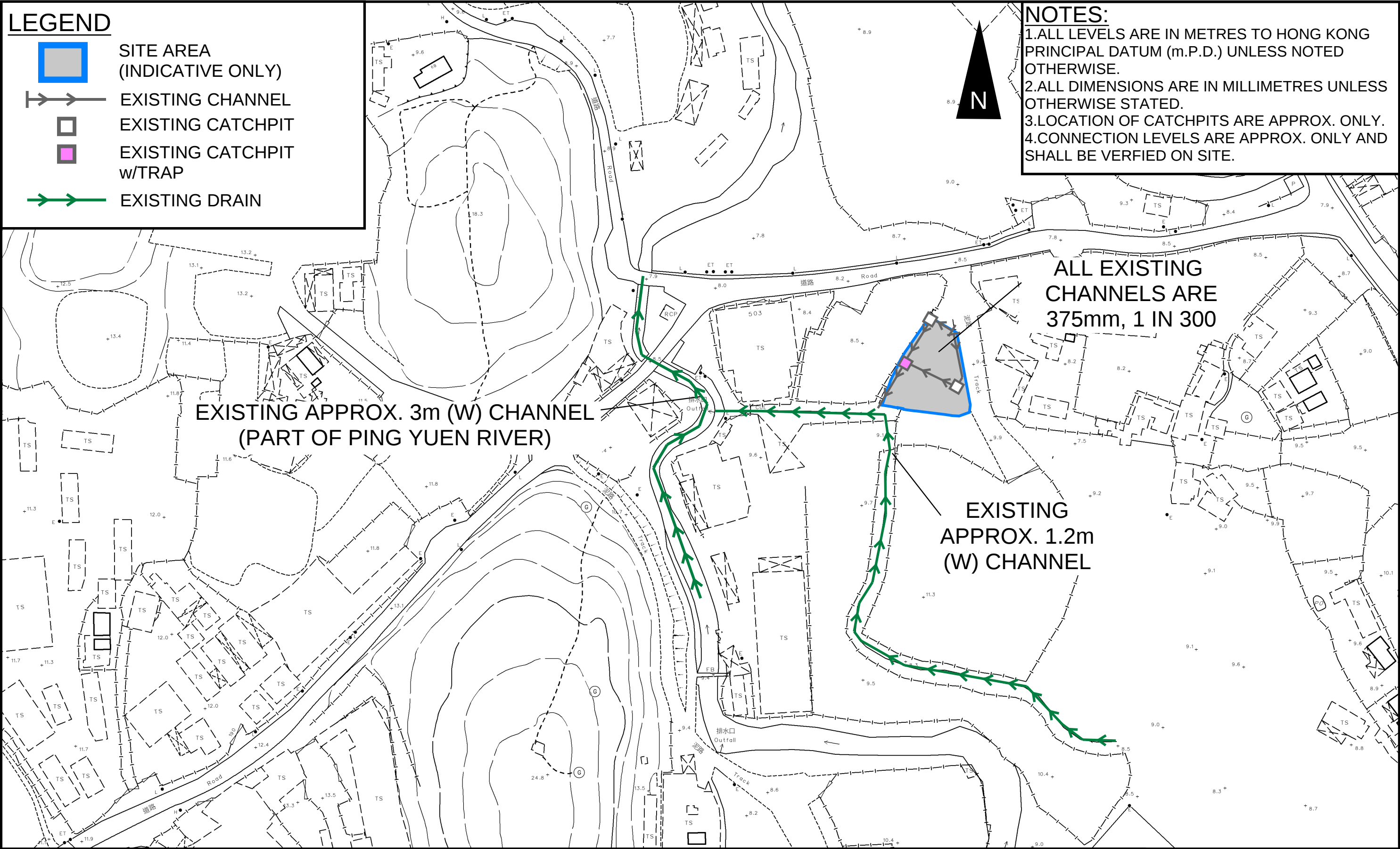
VER	DESCRIPTION	DATE
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LEGEND

-  SITE AREA
(INDICATIVE ONLY)
-  EXISTING CHANNEL
-  EXISTING CATCHPIT
-  EXISTING CATCHPIT
w/TRAP
-  EXISTING DRAIN

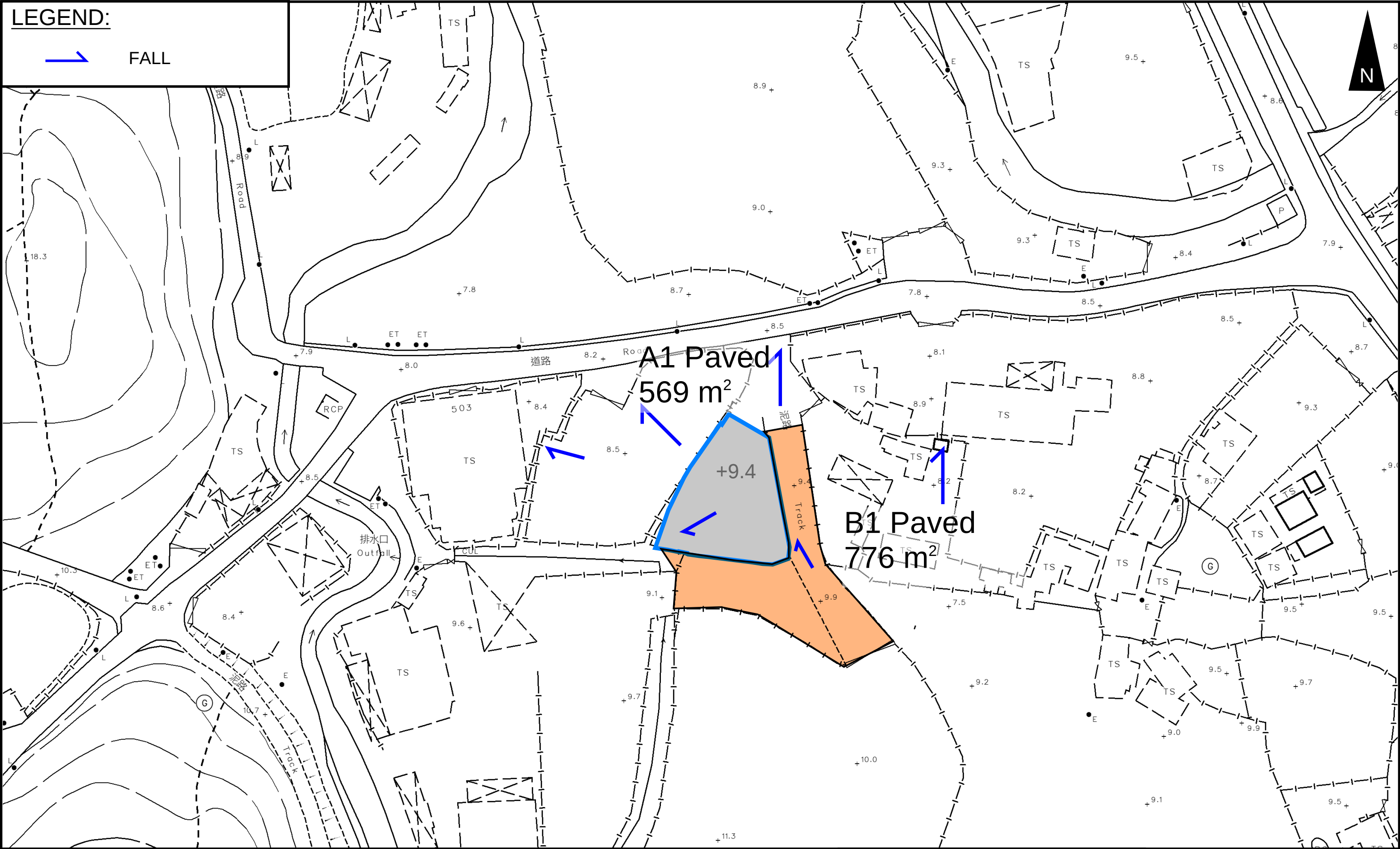
NOTES:

- 1.ALL LEVELS ARE IN METRES TO HONG KONG
PRINCIPAL DATUM (m.P.D.) UNLESS NOTED
OTHERWISE.
- 2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS
OTHERWISE STATED.
- 3.LOCATION OF CATCHPITS ARE APPROX. ONLY.
- 4.CONNECTION LEVELS ARE APPROX. ONLY AND
SHALL BE VERFIED ON SITE.



PROJECT: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	TITLE EXISTING DRAINAGE SYSTEM			FIGURE NUMBER FIGURE 3		
	LOCATION: Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories			VER	DESCRIPTION	DATE

TITLE EXISTING DRAINAGE SYSTEM			FIGURE NUMBER FIGURE 3		
LOCATION: Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories			VER	DESCRIPTION	DATE

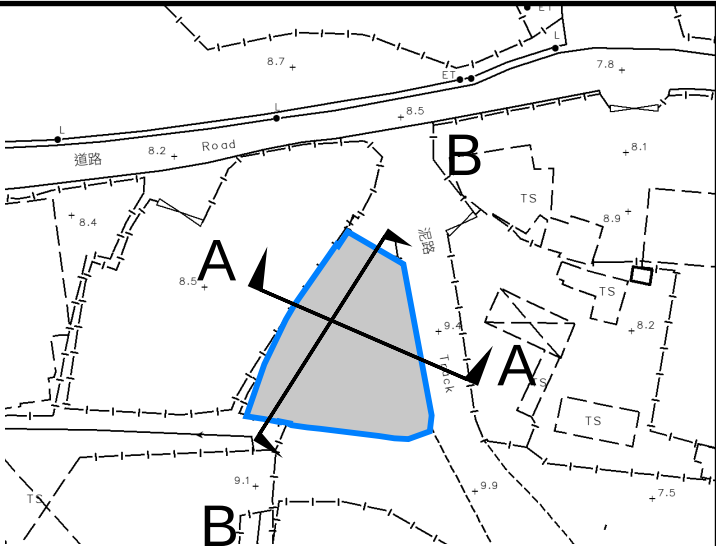


PROJECT: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	TITLE CATCHMENT PLAN		FIGURE NUMBER FIGURE 4	
LOCATION: Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories				
			VER	DATE
			DESCRIPTION	

LEGEND



SITE AREA
(INDICATIVE ONLY)



DEVELOPMENT SITE

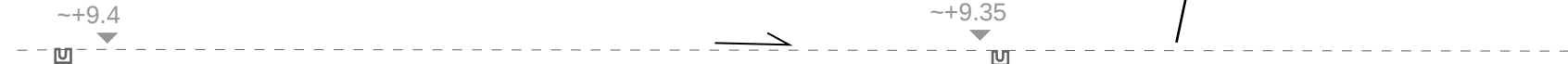
EXISTING GROUND LEVEL



N.T.S.
SECTION A-A

DEVELOPMENT SITE

EXISTING GROUND LEVEL



N.T.S.
SECTION B-B

PROJECT:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land
for a Period of 3 Years

TITLE

SECTIONS

FIGURE NUMBER

FIGURE 5

LOCATION:

Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

VER

DESCRIPTION

DATE

APPENDIX

Appendix A: Design Calculation

Zone	North District	Return Period	1 in	10	years	n	0.014	Storm Constant	North District a	454.9
						Ks	0.15		North District b	3.44
						Viscosity	0.000001		North District c	0.412

Catchment Area Table (Area in m²)

Catchment	A1	B1	A1 Before Development																
Total Area	569	776	569																
Hard Paved Area	569	776	0																
Unpaved Area	0	0	569																
Equival. Area	540.55	737.2	199.15																

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

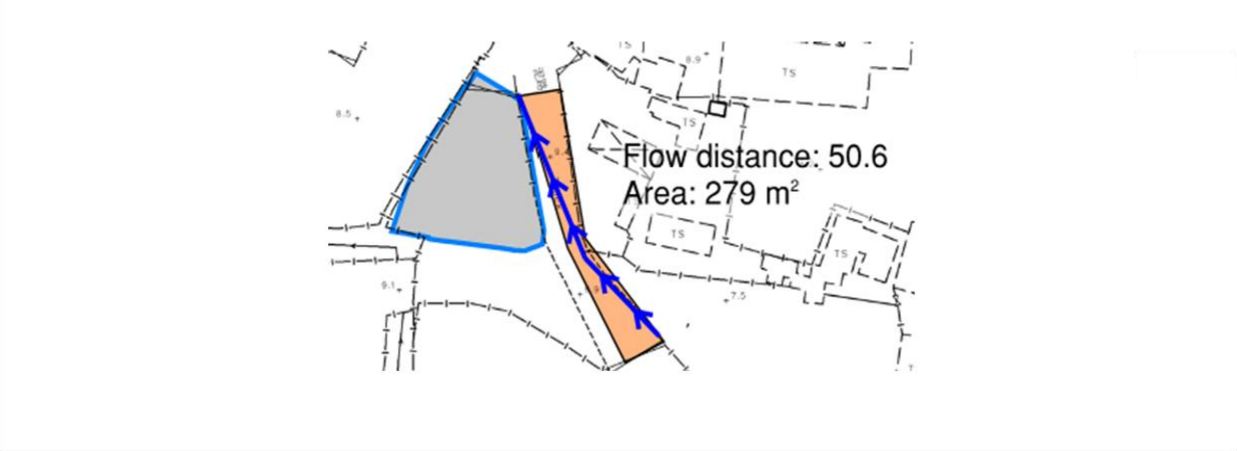
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s ^{##}	Capacity m³/s	Catchments	Total Equivalent Area m²	ToC min	Intensity mm/hr ^{##}	Total Discharge m³/s	Utilization	Remark
Existing 375 Channel				375	300	UC					1.06	0.13	A1,B1	1277.75	4.20	219	0.08	58.4%	
Existing 1200 Channel				1200	500	UC					1.78	2.29	A1,B1	1277.75	4.20	219	0.08	3.4%	

No unacceptable impact to existing 1200 channel is antiapted.

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
279	50.6	9.9	9.4	0.988	4.2	4.2

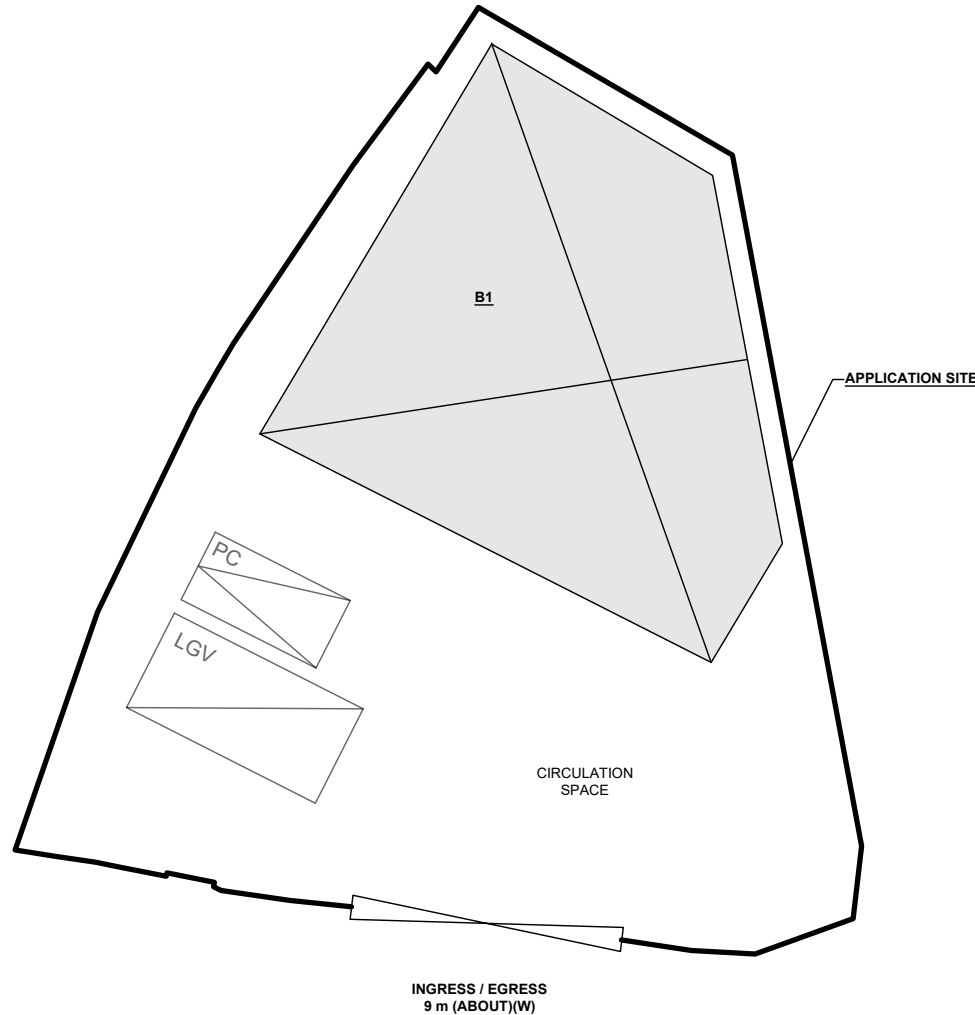
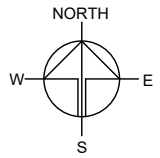


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 569 m ²	(ABOUT)
COVERED AREA	: 203 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 203 m ²	(ABOUT)
TOTAL GFA	: 203 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	203 m ² (ABOUT)	203 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
*D.G.G. - DANGEROUS GOODS GODOWN		TOTAL	203 m ² (ABOUT)	203 m ² (ABOUT)



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PARKING SPACE FOR PRIVATE CAR	: 1
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY MN DATE 27.7.2026

REVISED BY DATE

APPROVED BY DATE

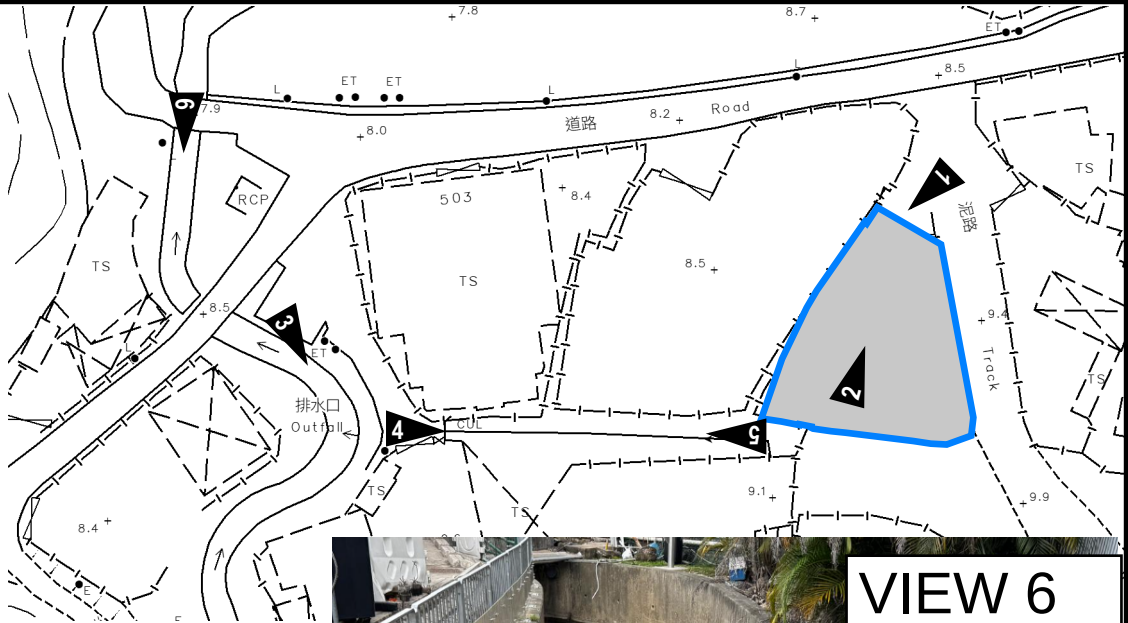
DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 001



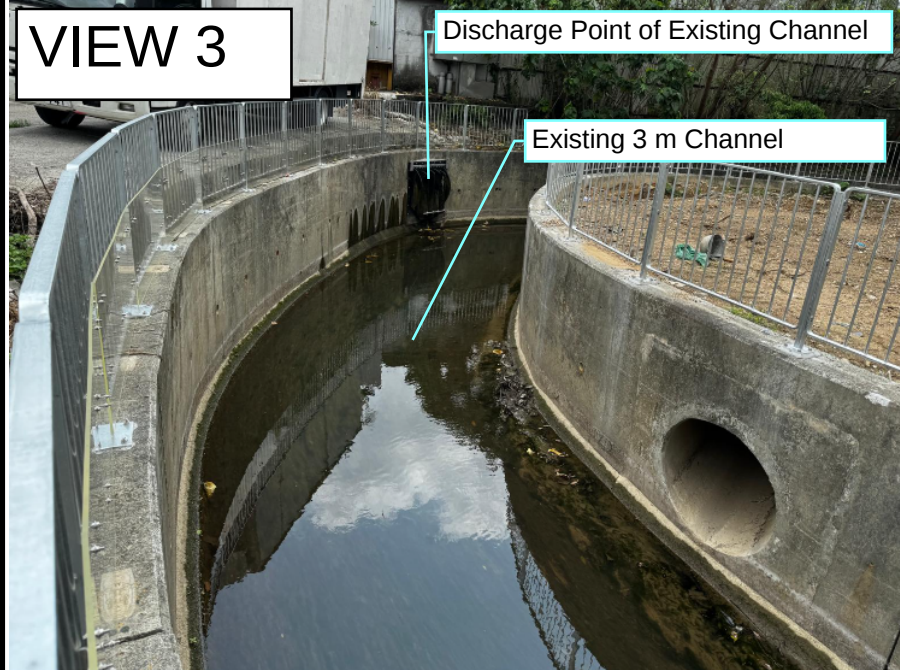
VIEW 1



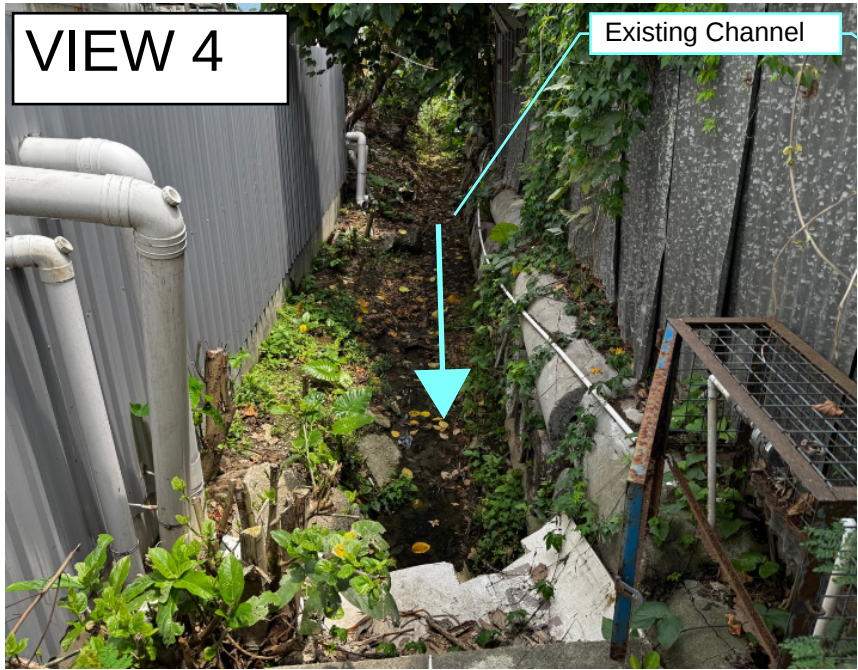
VIEW 2



VIEW 6



VIEW 3



VIEW 4



VIEW 5

PROJECT:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years

LOCATION:
Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

SITE PHOTOS

APPENDIX C

VER	DESCRIPTION	DATE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 569 m² (ABOUT)

VEHICULAR ACCESS

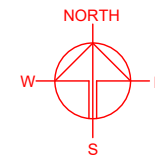
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY
MN

DATE
27.7.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

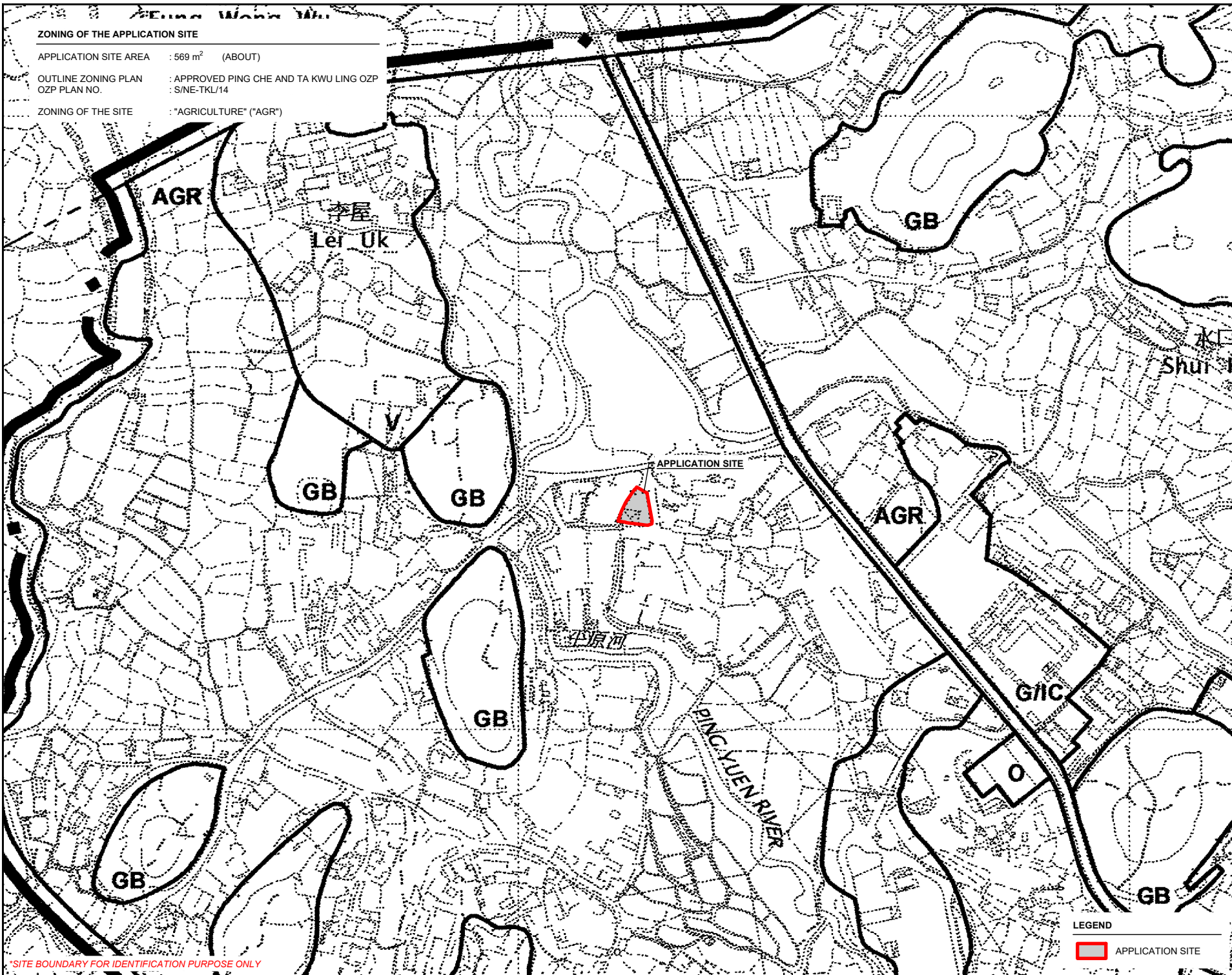
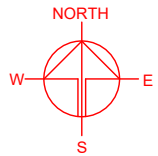
DWG NO.
PLAN 1

VER.
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 569 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 OZP PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

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DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

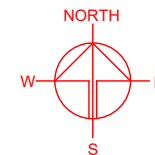
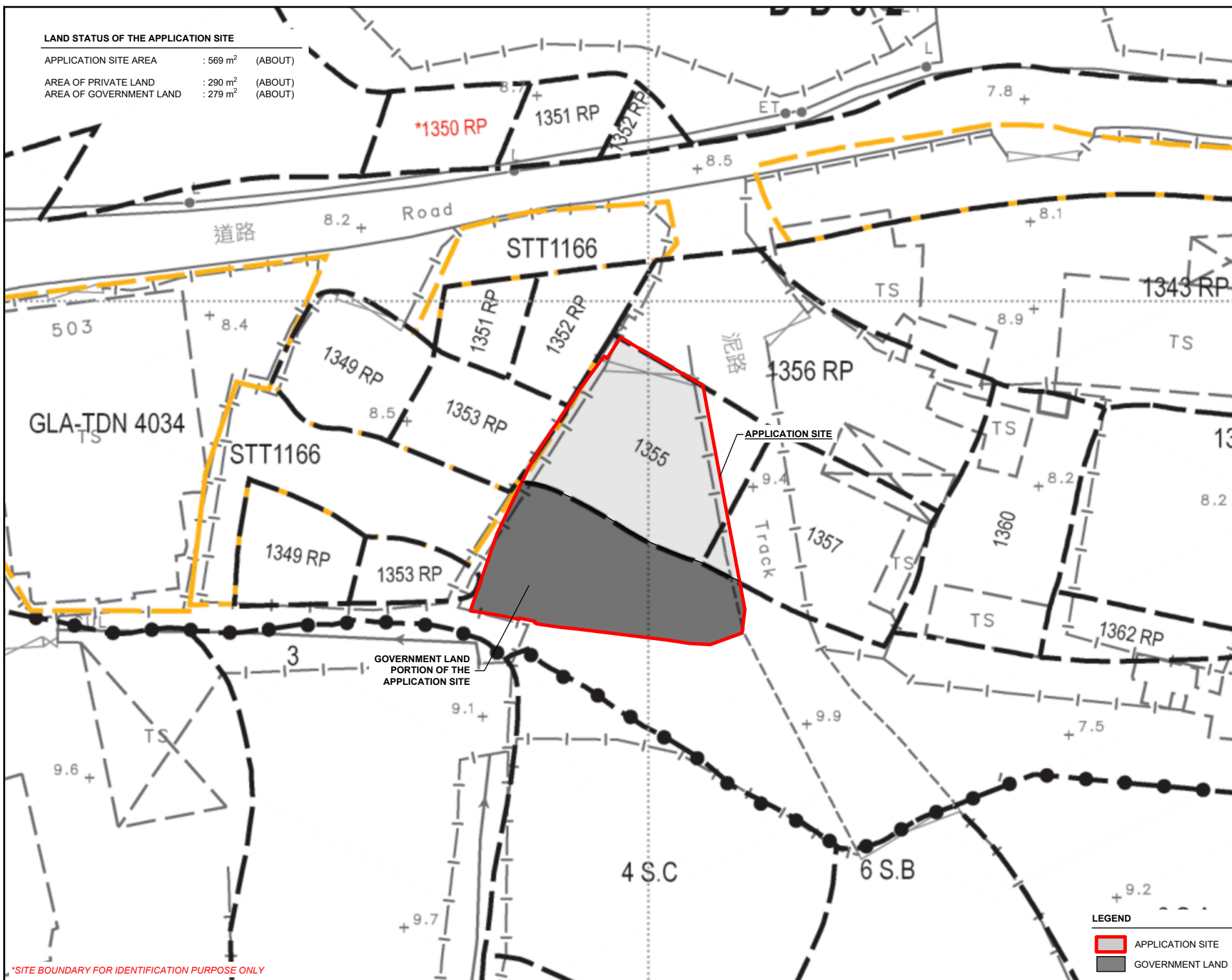
DWG NO.

PLAN 2

VER.

001

APPLICATION SITE AREA	: 569 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 290 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 279 m ²	(ABOUT)



PLANNING CONSULTANT



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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND
ADJOINING GOVERNMENT
LAND, PING CHE, TA KWU LING,
NEW TERRITORIES

SCALE
1 : 500 @ A4

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MN	27.7.2026

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAND STATUS OF THE SITE

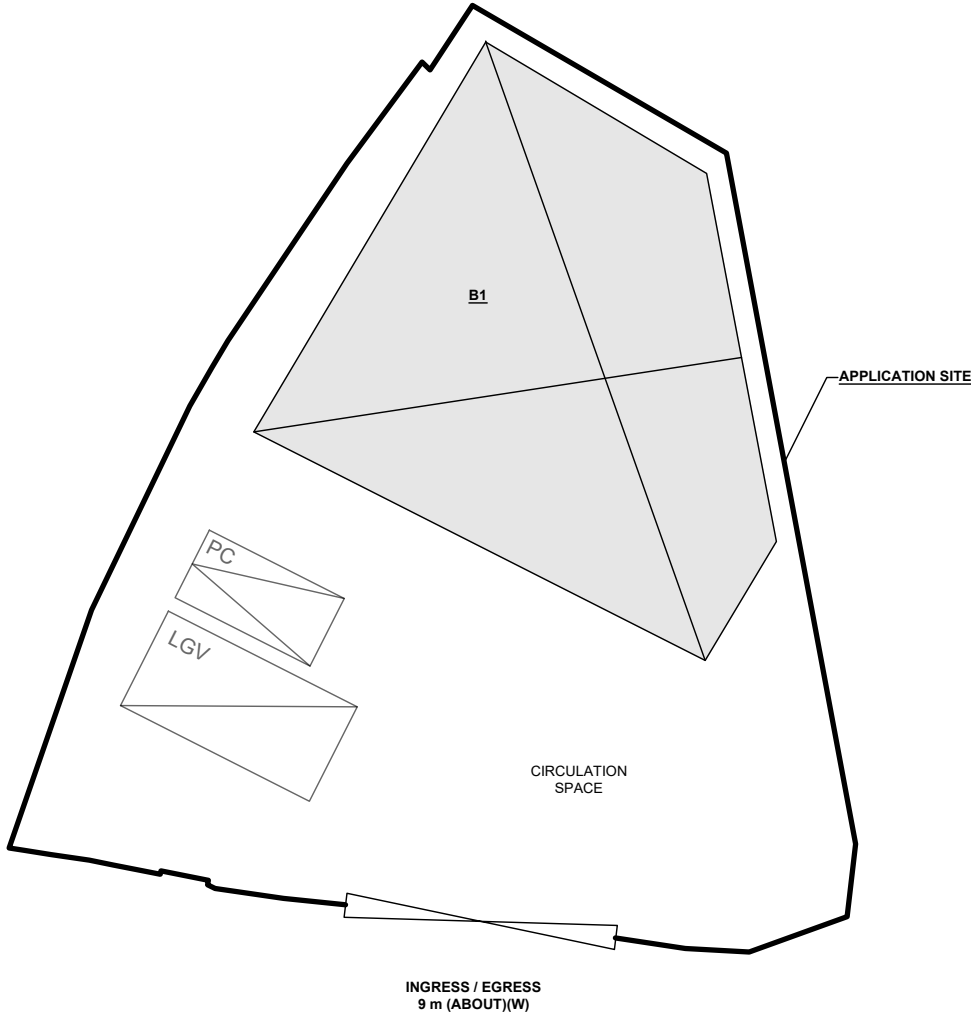
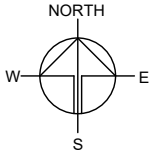
DWG NO.	VER
PLAN 3	00

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 569 m ²	(ABOUT)
COVERED AREA	: 203 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 203 m ²	(ABOUT)
TOTAL GFA	: 203 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	203 m ² (ABOUT)	203 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
*D.G.G. - DANGEROUS GOODS GODOWN		TOTAL	203 m ² (ABOUT)	203 m ² (ABOUT)



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PARKING SPACE FOR PRIVATE CAR	: 1
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND	
	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 250 @ A4

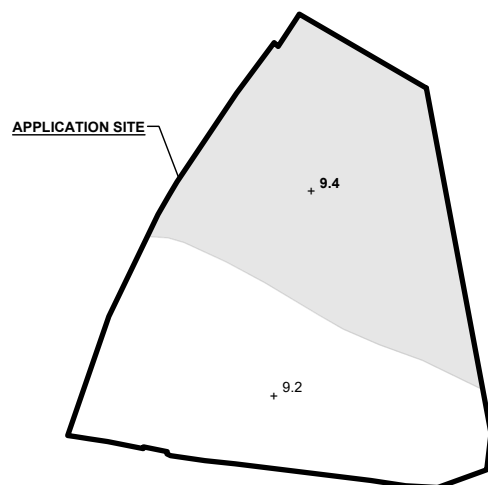
DRAWN BY	DATE
MN	27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 569 m ²	(ABOUT)
EXISTING FILLED AREA	: 289 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +9.2 mPD - 9.4 mPD	(ABOUT)



LEGEND

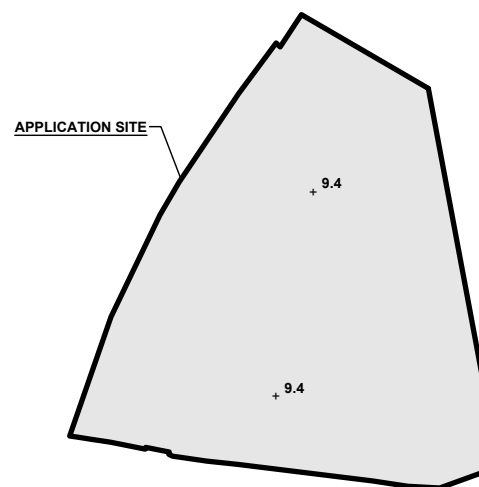
	APPLICATION SITE
	EXISTING FILLED AREA
	EXISTING SOILED GROUND
+9.4	SITE LEVEL (FILLED AREA)
+9.2	SITE LEVEL (SOILED GROUND)

SITE LEVELS ARE FOR REFERENCE ONLY.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

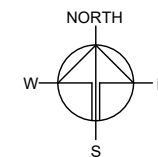
EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 569 m ²	(ABOUT)
PROPOSED FILLED AREA	: 569 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +9.4 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING AND L/UL SPACES AND CIRCULATION SPACE	



LEGEND

	APPLICATION SITE
	APPLIED FILLED AREA
+9.4	APPLIED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND
ADJOINING GOVERNMENT
LAND, PING CHE, TA KWU LING,
NEW TERRITORIES

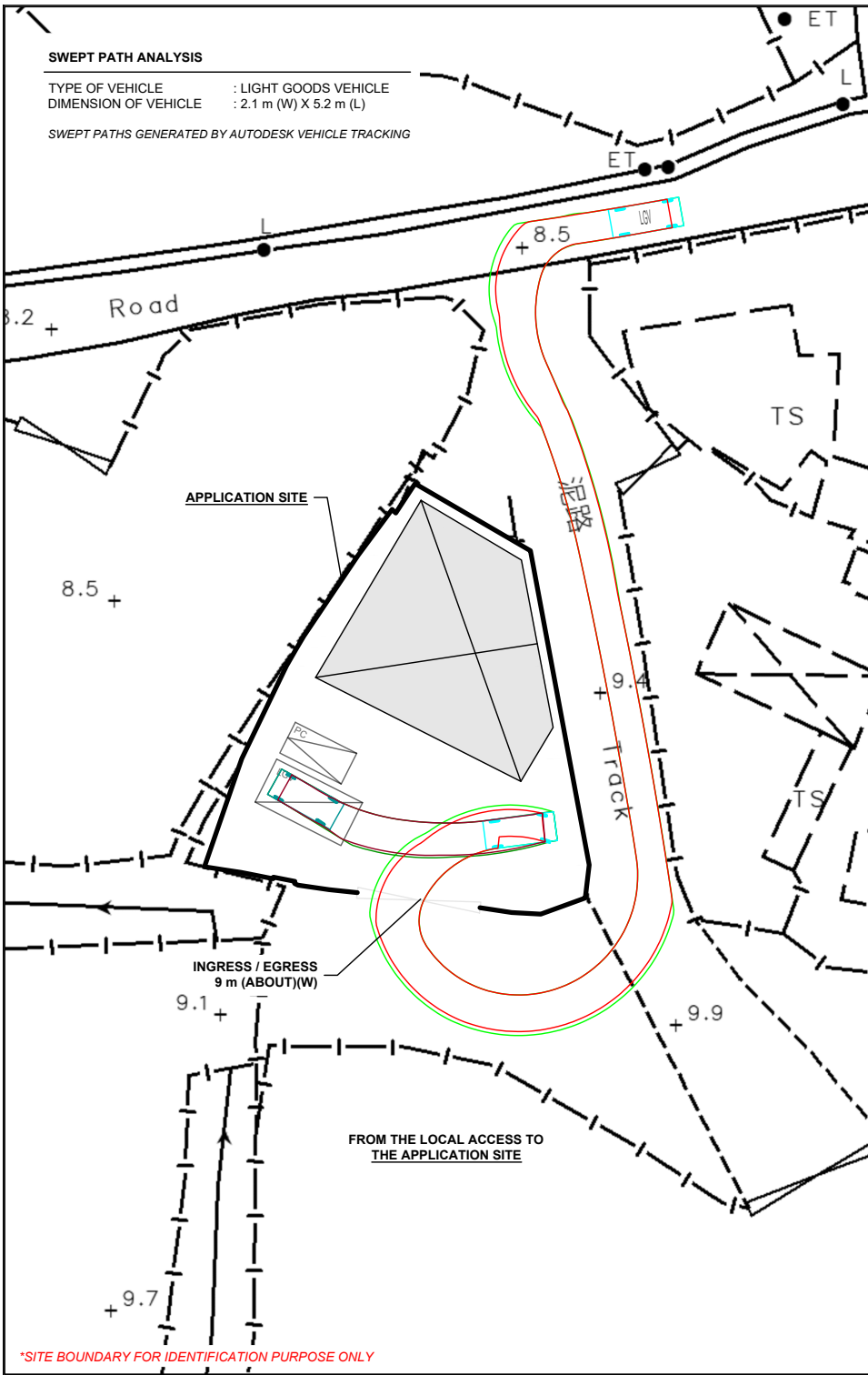
SCALE

1 : 500 @ A4

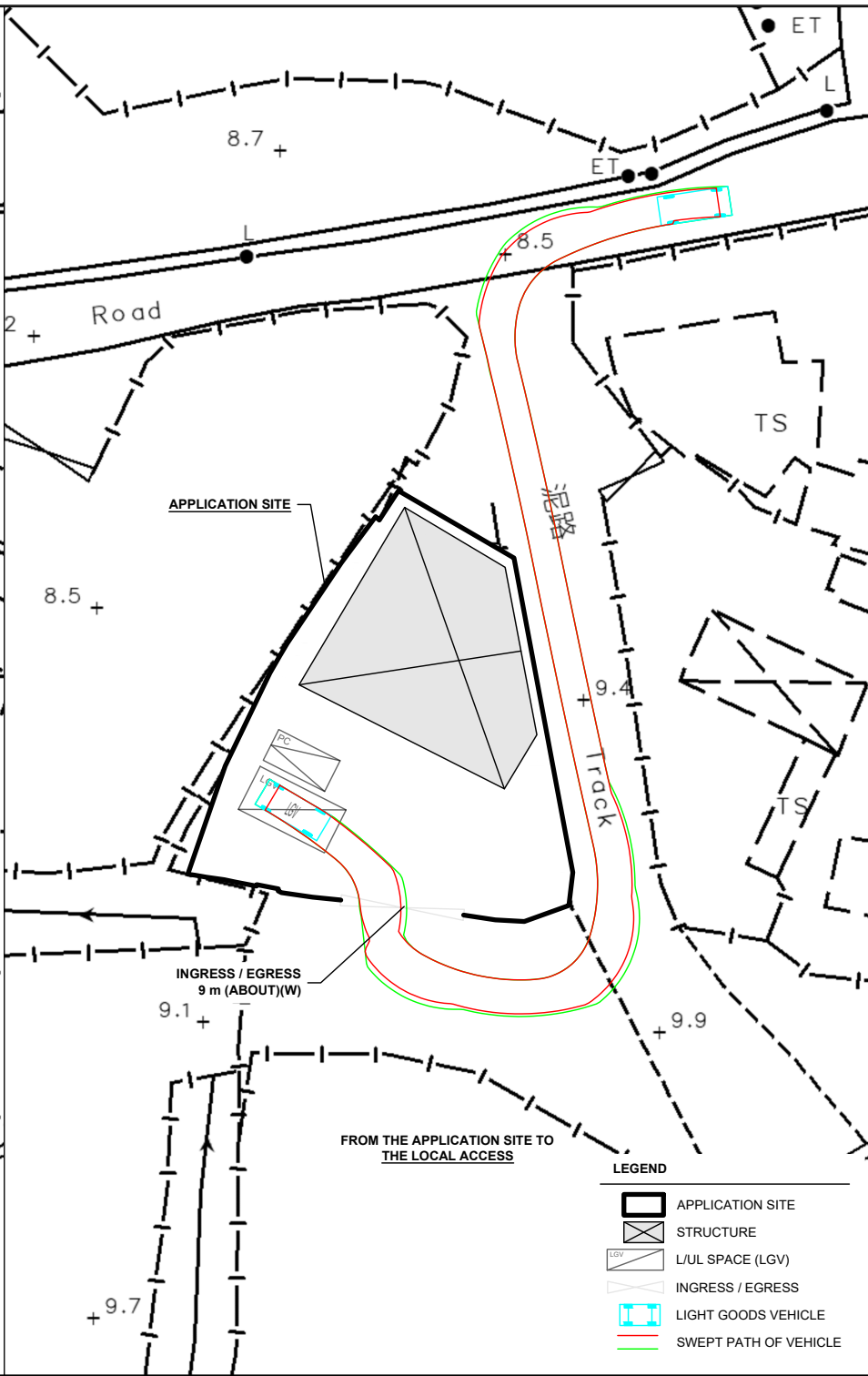
DRAWN BY MN	DATE 27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

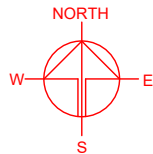
DWG NO. PLAN 5	VER. 001
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - L/UL SPACE (LGV)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

27.7.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001