

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Vehicle Repair Workshop, Open Storage and Warehouse with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for land supporting logistics and warehousing operations in the New Territories, the applicant would like to operate the applied use to provide storage and vehicle repairing services. The proposed development serves a vital logistics function, directly supporting the local logistics and warehousing 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, 'Vehicle Repair Workshop', 'Open Storage' and 'Warehouse' are neither a column one nor column two use within the "AGR" zone. Thus, planning permission is required from the Board.
- 2.2 Although the Site falls within "AGR" zone, the Site has been hard-paved without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and better utilise precious land resources in the New Territories.
- 2.3 The Site is also surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development is considered not incompatible with the surroundings. Furthermore, several similar applications for the applied use have been approved by the Board within the same "AGR" zone in 2026. Hence, approval of the current application would not set undesirable precedent within the same "AGR" zone.

- 2.4 Furthermore, the Site is the subject of two previous S.16 planning applications (No. A/NE-TKL/737 and 815) for 'warehouse (excluding D.G.G.)' and 'open storage of construction materials and machinery' respectively. The latest application (No. A/NE-TKL/815) was submitted by a different applicant and the application was approved by the Board in 2025. The applicant of the previous application has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-TKL/815		Date of Compliance
(a)	Submission of a drainage proposal	13.5.2026
(b)	Provision of drainage facilities	Not yet complied with
(d)	Submission of a fire service installations (FSIs) proposal	Not yet complied with
(e)	Implementation of the FSIs proposal	Not yet complied with
(f)	Submission of the design of vehicular run-in/out to the site	11.12.2025
(g)	Provision of vehicular run-in/out to the site	Not yet complied with
(h)	Implementation of the traffic management measures	Not yet complied with

2. The planning permission of the previous application (No. A/NE-TKL/815) remains valid. However, the current applicant will only implement the proposed scheme of the current application after planning permission has been granted from the Board. The applicant has also submitted the accepted drainage and run-in/out proposals of the previous application in support of the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 4,539 m² (about) (**Plan 1**). A total of 12 temporary structures are proposed at the Site for meter room, site office, washroom, storage of tools, vehicle repair workshop, warehouse (excluding dangerous goods godown (D.G.G.)), and portable toilet with total gross floor area (GFA) of 1,744 m² (about) (**Plan 5**). Miscellaneous items including but not limited to construction materials (i.e. tiles, bricks etc.), machinery (i.e. generator, elevated platform, excavator etc.), vehicles, vehicles parts are openly stored/stored at the designated area and structures proposed for warehouse (**Plan 5**). Other parts of the Site are proposed for parking, loading/unloading (L/UL) spaces and circulation area. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. A total of 5 staff will work at the Site. It is estimated to attract about 5 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	4,539 m ² (about)
Covered Area	1,486 m ² (about)
Uncovered Area	3,053 m ² (about)
Plot Ratio	0.38 (about)
Site Coverage	33 % (about)
Number of Structure	12
Total GFA	1,744 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,744 m ² (about)
Building Height	3 m - 8 m (about)
No. of Storey	1 - 2
Open Storage Area	412 m ² (about)
Stacking Height	Not more than 3 m

3.2 An existing natural stream located at the west of the Site. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3 m buffer from the existing natural stream along the western site boundary (**Plans 3 and 6**). The Site has already been hard-paved with concrete with site level of about +8.8 mPD (about) (**Plan 6**). The filling of land is to facilitate a flat surface for site formation of structures, open storage area, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. No further filling of land will be carried out by the applicant after planning permission has been granted from the Board.

3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**). 5 parking and 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

Types of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	2
Heavy Goods Vehicle (HGV) Parking Space - 3.5 m (W) x 11 m (L)	2
Container Vehicle (CV) L/UL Space - 3.5 m (W) x 16 m (L)	1

- 3.5 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 7**). 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 back onto Ping Che Road.
- 3.6 In order to regulate the number of vehicles and visitors at the Site and avoid affecting the public, visitors of the vehicle repair workshop are required to make advanced appointment for such service. 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 Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction						
	PC		HGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	2	0	0	4
Average trip per hour (10:00 – 18:00)	0	0	0.5	0.5	0.5	0.5	2

- 3.7 All the workshop activity will be carried out within enclosed structure to minimise nuisance to the surrounding areas. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.
- 3.8 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. 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 to minimise adverse environmental impacts and nuisances to the surrounding area.

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 the accepted drainage and run-in/out proposals of the previous application to mitigate any adverse impacts by the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Vehicle Repair Workshop, Open Storage and Warehouse with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'**.

R-riches Planning Limited

September 2026

APPENDICES

Appendix I	Accepted Drainage Proposal of the Previous Application
Appendix II	Accepted Run-In/Out Proposal of the Previous Application

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Land Filling Plan
Plan 7	Swept Path Analysis

規劃署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓1301-1314室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號	Your Reference	DD82 Lot 978 RP & VL
本署檔號	Our Reference	() in TPB/A/NE-TKL/815
電話號碼	Tel. No. :	2158 6220
傳真機號碼	Fax No. :	2691 2806

By Email

R-riches Planning Limited

13 May 2026

(Attn.: Danny NG)

Dear Sir/Madam,

**Proposed Temporary Open Storage of Construction Materials and
Machinery and Associated Filling of Land for a Period of 3 Years
in "Agriculture" Zone, Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part),
972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling
(Compliance with Approval Condition (a) for Planning Application No. A/NE-TKL/815)**

I refer to your submission dated 11.5.2026 for compliance with approval condition (a) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Renol TAN; Tel.: 3965 8925) has been consulted and considered that approval condition (a) has been complied with. Her advisory comments are attached at **Appendix I**. Please proceed to implement the accepted drainage proposal for compliance with approval condition (b).

Should you have any other queries related to planning matters, please contact Ms. Sheren LEE of this Office at 2158 6391.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr. Renol TAN; Tel.: 3965 8925):

- (i) the applicant should place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction;
- (ii) where walls are erected or kerbs are laid along the boundary of the Site, 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 subject site to be intercepted by the drainage system of the subject site with details to be agreed by DSD, unless justified not necessary;
- (iii) the applicant should construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from District Lands Officer/North, Lands Department (DLO/N, LandsD) and/or relevant private lot owners should be sought;
- (iv) all existing flow paths as well as the run-off falling onto and passing through the subject 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 they may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (v) the applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the subject lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from;
- (vi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (vii) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and government from DLO/N, LandsD and/or relevant private lot owners;
- (viii) the applicant shall allow all-time free access for the Government and its agent to conduct site inspection on the completed drainage works, if necessary; and

- (ix) the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve the obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the subject lots and all upstream catchments.

Our Ref. : DD82 Lot 978 RP & VL
Your Ref. : TPB/A/NE-TKL/815

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

By Email

11 May 2026

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/815)

We write to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal* (**Appendices I and II**).

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

Appendix I - Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Mr. Samuel WANG; Tel: 3965 8925)		
(1)	The applicant should clarify the clearance between the proposed works and the existing Ping Yuen River to the west. The applicant should also provide on-site photos to reflect the latest conditions of adjoining watercourse;	Please kindly note that the proposed works would be 3m away from top of bank of Ping Yuen River.
(2)	the applicant should advise temporary drainage arrangement during construction period. Particularly, precautionary measures should be implemented to prevent muddy water discharging to Ping Yuen River;	The proposed drains/channels are proposed to be constructed before any site formation works/paving works. As such, no adverse drainage impact is anticipated during the construction/temporary stage of the development.
(3)	The applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities, especially Ping Yuen River, in the vicinity of the lots. In the event of any damages to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from. The applicant shall place all the proposed works at least 3m away from the top of the bank of Ping Yuen River at all times;	Noted.
(4)	Figure 3 refers. The applicant should review if the proposed connection channels at downstream of CP1.05 and CP2.04 can be oriented to face the water flow direction of Ping Yuen River, with the view to minimising turbulence during water discharge;	Noted. The connection channel is revised for minimising turbulence (Appendix II).
(5)	Figure 4 refers. The applicant should provide future spot levels to justify the indicated flow path;	Noted. Please find updated Figure 4 in Appendix II for your perusal.

(6)	The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the subject site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls or kerbs to allow existing overland flow passing through the subject site to be intercepted by the drainage system of the subject site with details to be agreed by DSD, unless justified not necessary;	Noted. 100mm opening from ground level along wall/ hoarding or equivalent to be provided where it is erected (Appendix II).
(7)	The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the subject 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 subject site any time during or after the works;	Noted.
(8)	The proposed drainage works, whether within or outside the subject site boundary, should be constructed and maintained properly by the applicant, and the system should be rectified if it is found to be inadequate or ineffective during operation at his/her own expense;	Noted.
(9)	For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Officer/North, Lands Department and/or relevant private lot owners;	Noted.
(10)	The applicant should make good all the adjacent affected areas upon the completion of the drainage works;	Noted.

(11)	The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and	Noted.
(12)	The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government land when so required.	Noted.



PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS AND MACHINERY AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3
YEARS, LOTS 968 (PART), 969 (PART), 970 (PART), 971
(PART), 972, 973, 975, 976, 977 AND 978 RP IN D.D.
82, PING CHE, TA KWU LING, N.T.

Drainage Proposal

May 2026

Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Application Site	1
2	Development Proposal	2
2.1	The Proposed Development	2
3	Assessment Criteria	2
4	Proposed Drainage System	5
4.1.	Proposed Channels	5
5	Conclusion	5

List of Table

Table 1 - Key Development Parameters	2
Table 2– Design Return Periods under SDM	2

List of Figure

Figure 1 – Site Location Plan
Figure 2 – Existing Drainage Plan
Figure 3– Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 – Sections

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machinery 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 located to the west of Ping Che Road. It has an area of approx. 4,539 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mostly unpaved. Existing levels are various from approximately +8.7 mPD to +7.2 mPD. The applicant propose the Site to be hard-paved with concrete of not more than 0.1 m in depth to facilitate a flat surface for open storage area, parking and L/UL spaces and circulation area uses. The No major site formation of the Application Site is anticipated.
- 1.2.3 There is an existing watercourse at the west of the site which eventually discharge to Ping Yuen River at the North. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 4,539 m². The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	4,539
Paved Area after Development (m ²)	4,539

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.

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:

$$\text{Colebrook-White Equation: } \frac{1}{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

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 Proposed Drainage System

4.1. Proposed Channels

- 4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A**. The checking of capacity of existing watercourse against the flow from development is also shown in Appendix A. According to the checking, the utilization is only 0.9%.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.3 Reference Drawings are shown in **Appendix C** for reference. Existing site photos are shown in **Appendix D**.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and eventually discharge to Ping Yuen River.
- 5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

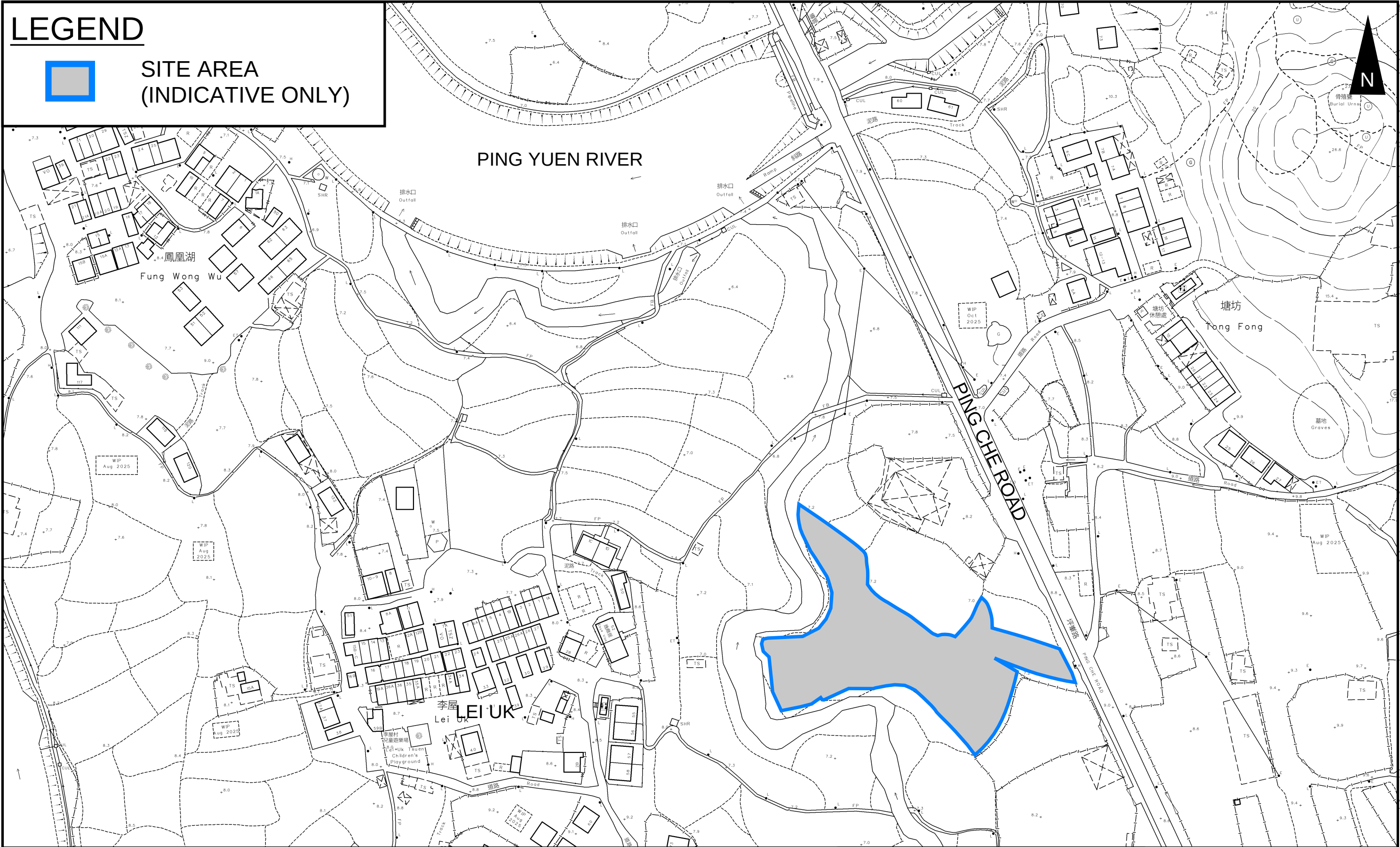
- End of Text -

FIGURES

LEGEND



SITE AREA
(INDICATIVE ONLY)



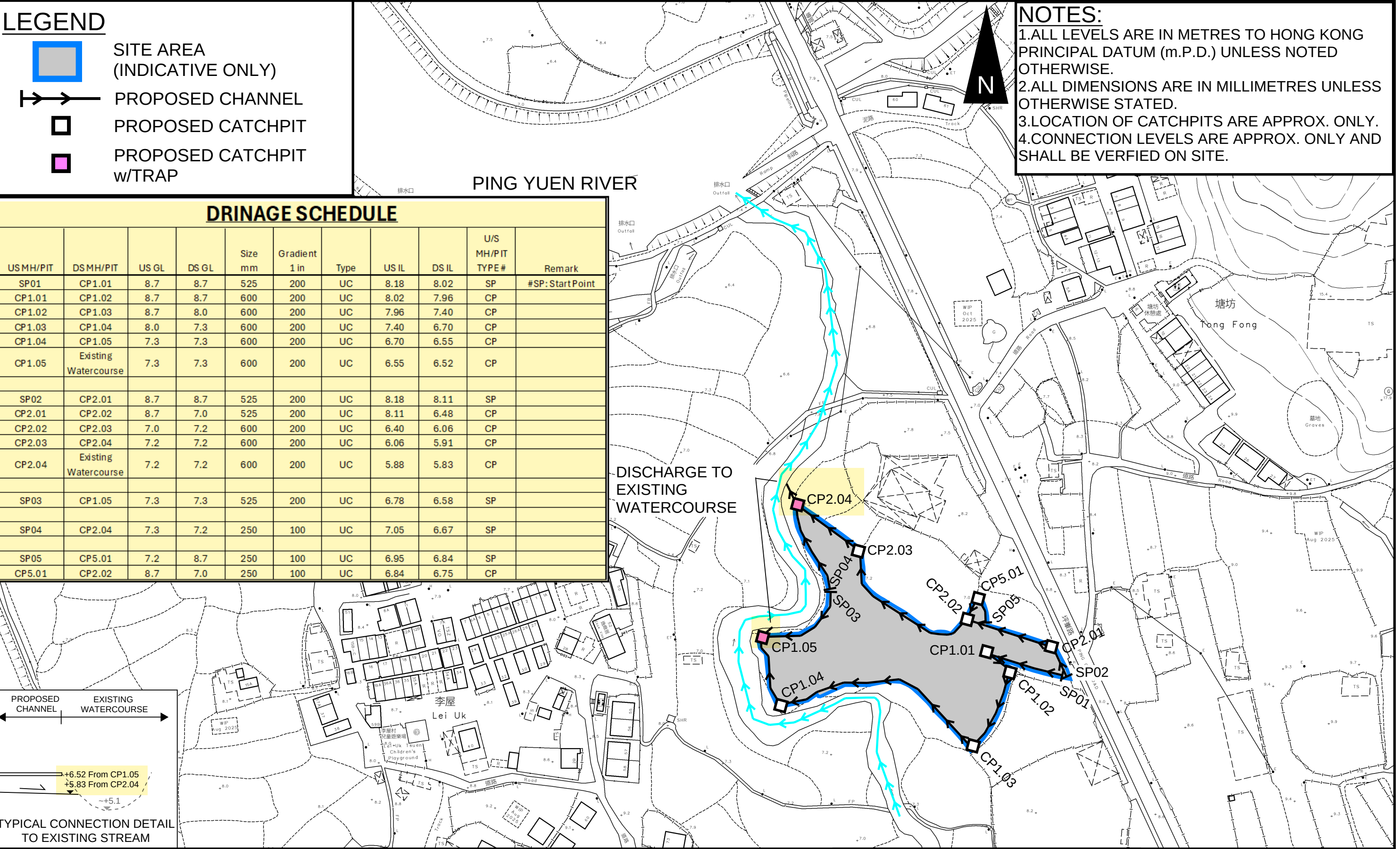
PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND
MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TITLE
SITE LOCATION PLAN

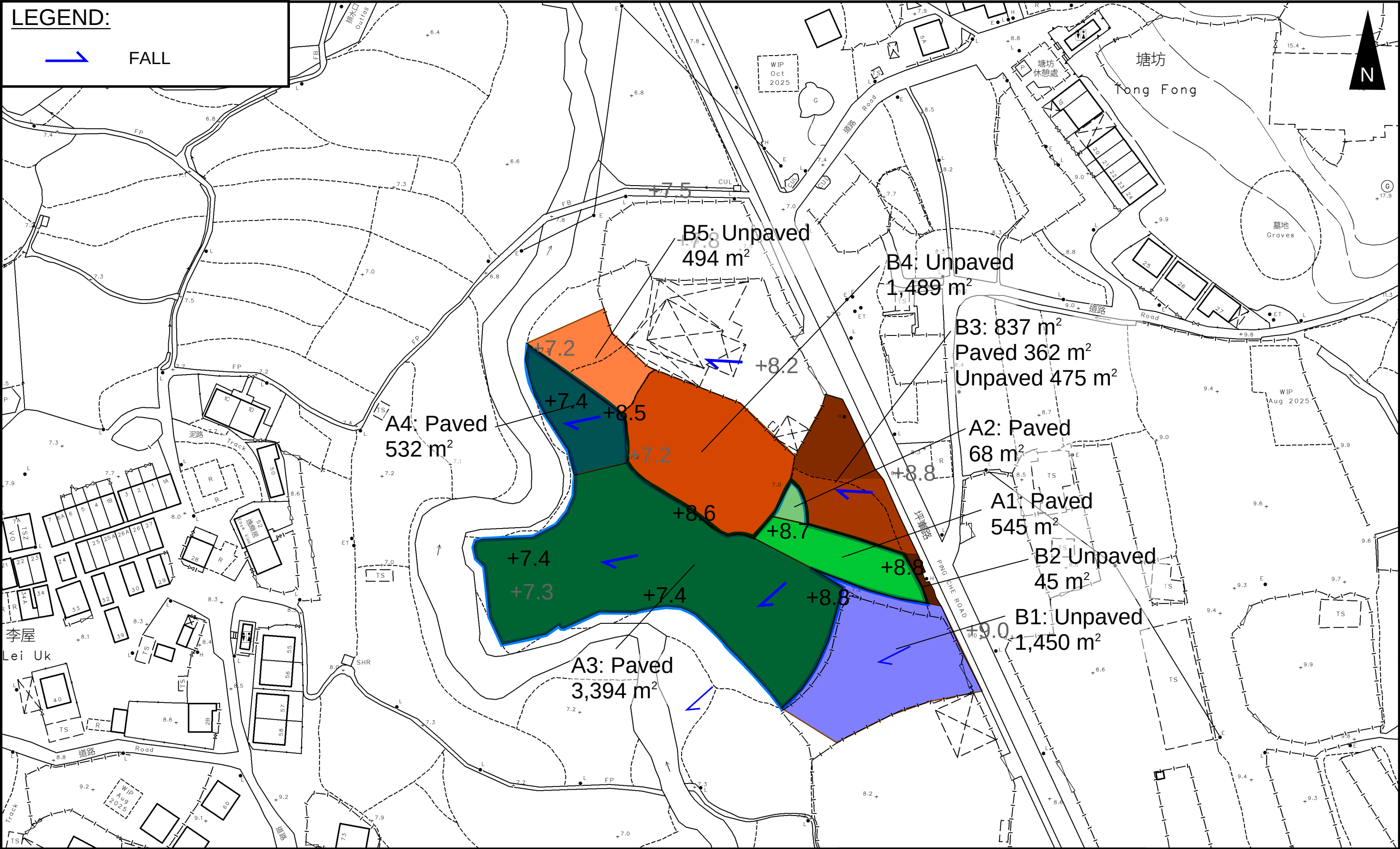
FIGURE NUMBER
FIGURE 1

LOCATION:
LOTS 968 (PART), 969 (PART), 970 (PART), 971 (PART), 972, 973, 975, 976,
977 AND 978 RP IN D.D. 82, PING CHE, TA KWU LING, N.T.

VER	DESCRIPTION	DATE
-----	-------------	------



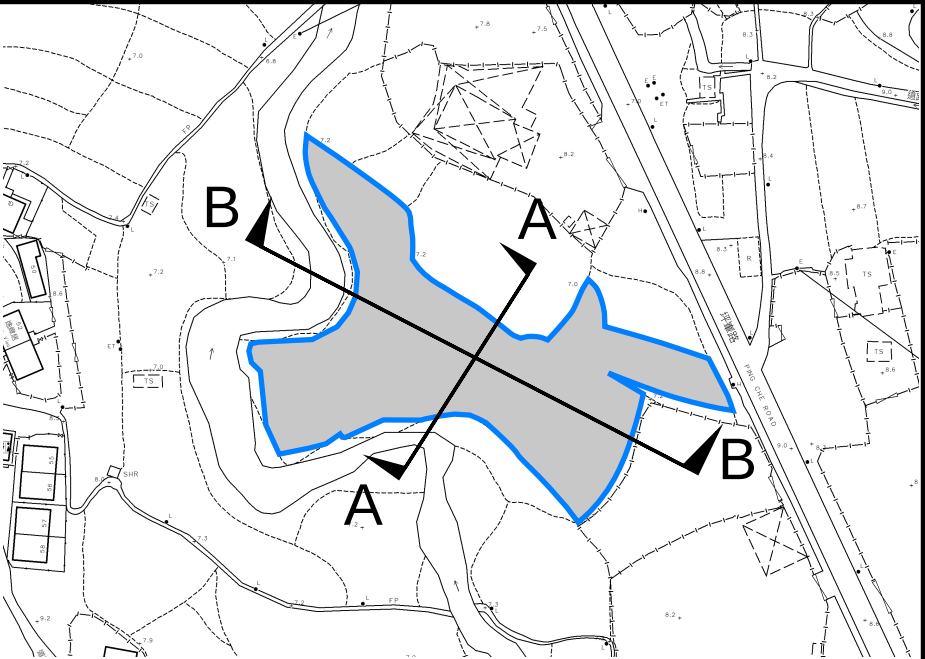
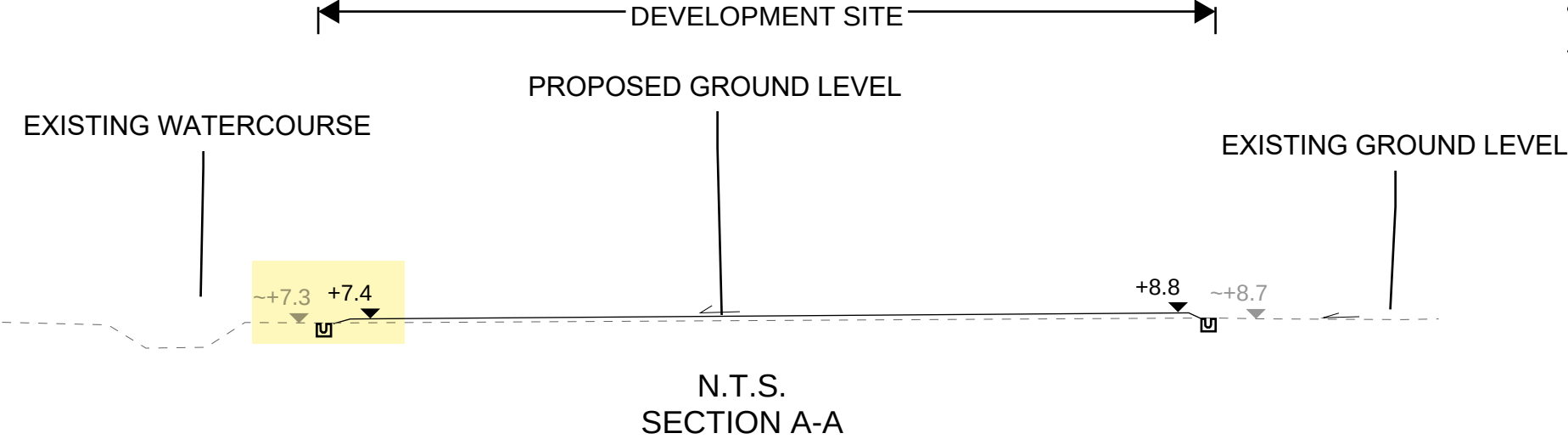
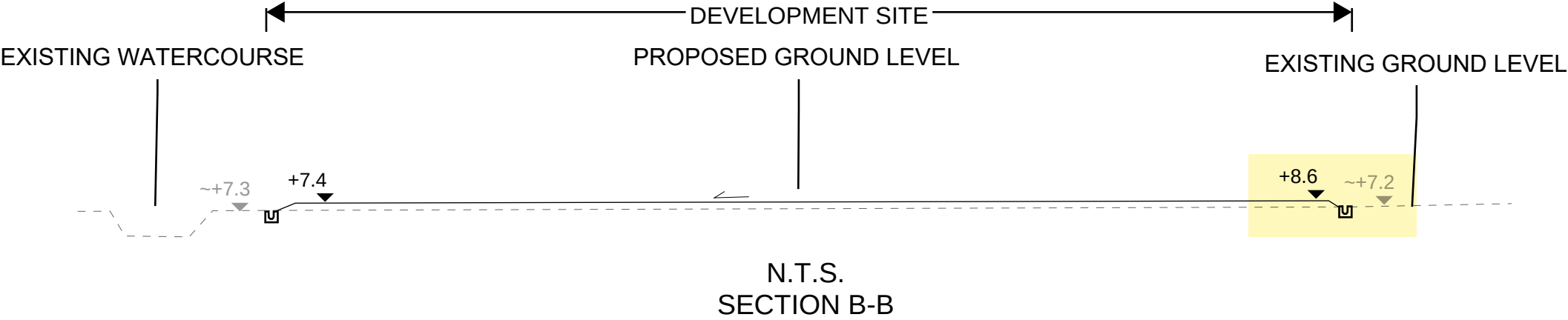
PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	TITLE PROPOSED DRAINAGE SYSTEM	FIGURE NUMBER FIGURE 3		
		VER	DESCRIPTION	DATE



PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	TITLE CATCHMENT PLAN	FIGURE NUMBER FIGURE 4		
		VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)



PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	TITLE SECTIONS	FIGURE NUMBER FIGURE 5		
LOCATION: LOTS 968 (PART), 969 (PART), 970 (PART), 971 (PART), 972, 973, 975, 976, 977 AND 978 RP IN D.D. 82, PING CHE, TA KWU LING, N.T.		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	0.6		North District b	3.44
						Viscosity	0.000001		North District c	0.412

Catchment Area Table (Area in m²)

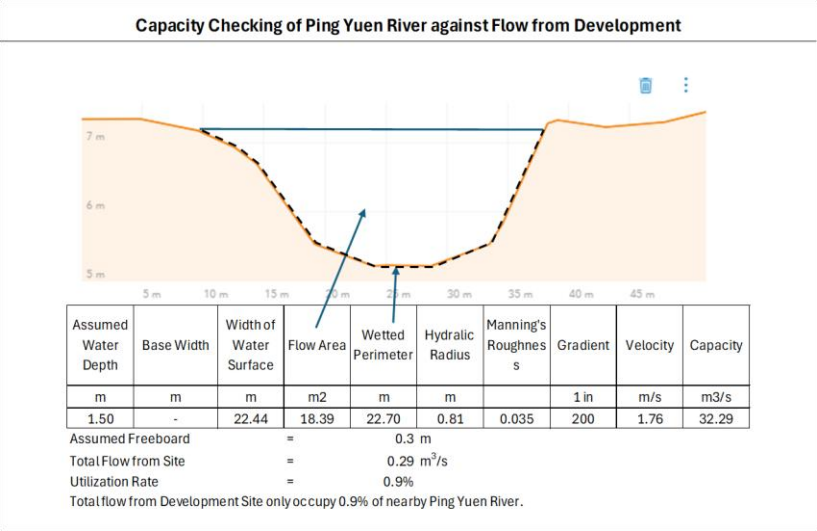
Catchment	A1	A2	A3	A4	B1	B2	B3	B4	B5									
Total Area	545	68	3394	532	1450	45	837	1489	494									
Hard Paved Area	545	68	3394	532	0	0	362	0	0									
Unpaved Area	0	0		0	1450	45	475	1489	494									
Equival. Area	517.75	64.6	3224.3	505.4	507.5	15.75	510.15	521.15	172.9									

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

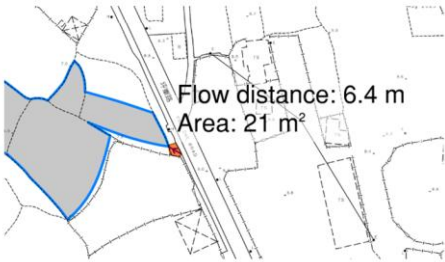
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE [#]	Length m	V m/s ^{###}	Capacity m³/s	Catchments	Total Equivalent Area m²	ToC min	Intensity mm/hr ^{##}	Total Discharge m³/s	Utilizatio n	Remark
SP01	CP1.01	8.70	8.70	525	200	UC	8.18	8.02	SP	31.6	1.51	0.34	A1,B1	1025.25	0.40	290	0.08	24.7%	
CP1.01	CP1.02	8.70	8.70	600	200	UC	8.02	7.96	CP	10.8	1.65	0.48	A1,A3,B1	4249.55	0.75	280	0.33	69.2%	
CP1.02	CP1.03	8.70	8.00	600	200	UC	7.96	7.40	CP	36.4	1.65	0.48	A1,A3,B1	4249.55	0.86	277	0.33	68.4%	
CP1.03	CP1.04	8.00	7.30	600	200	UC	7.40	6.70	CP	92.9	1.65	0.48	A1,A3,B1	4249.55	1.22	268	0.32	66.2%	
CP1.04	CP1.05	7.30	7.30	600	200	UC	6.70	6.55	CP	30.4	1.65	0.48	A1,A3,B1	4249.55	2.16	249	0.29	61.4%	
CP1.05	Existing Watercourse	7.30	7.30	600	200	UC	6.55	6.52	CP	6.1	1.65	0.48	A1,A3,B1	4249.55	2.47	243	0.29	60.0%	
SP02	CP2.01	8.70	8.70	525	200	UC	8.18	8.11	SP	13.3	1.51	0.34	A1,B2	533.50	0.40	290	0.04	12.8%	
CP2.01	CP2.02	8.70	7.00	525	200	UC	8.11	6.48	CP	37.8	1.51	0.34	A1,A2,B2,B3	1108.25	0.55	286	0.09	26.3%	
CP2.02	CP2.03	7.00	7.20	600	200	UC	6.40	6.06	CP	67.2	1.65	0.48	A1,A2,A3,A4,B2,B3,B4	5359.10	0.96	274	0.41	85.4%	
CP2.03	CP2.04	7.20	7.20	600	200	UC	6.06	5.91	CP	31.4	1.65	0.48	A1,A2,A3,A4,B2,B3,B4,B5	5532.00	1.64	259	0.40	83.1%	
CP2.04	Existing Watercourse	7.20	7.20	600	200	UC	5.88	5.83	CP	9.8	1.65	0.48	A1,A2,A3,A4,B2,B3,B4,B5	5532.00	1.96	252	0.39	81.1%	
SP03	CP1.05	7.30	7.30	525	200	UC	6.78	6.58	SP	39.6	1.51	0.34	A3	3224.30	0.40	290	0.26	77.6%	
SP04	CP2.04	7.30	7.20	250	100	UC	7.05	6.67	SP	37.8	1.31	0.07	A4	505.40	0.40	290	0.04	62.2%	
SP05	CP5.01	7.20	8.70	250	100	UC	6.95	6.84	SP	11.2	1.31	0.07	A2,B3	574.75	0.40	290	0.05	70.8%	
CP5.01	CP2.02	8.70	7.00	250	100	UC	6.84	6.75	CP	9.3	1.31	0.07	A2,B3	574.75	0.54	286	0.05	69.7%	
Total Flow from the Development													A1,A2,A3,A4	4312.05	2.47	243	0.29		

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.
###: 10% Reduction in flow area as per SDM section 9.3

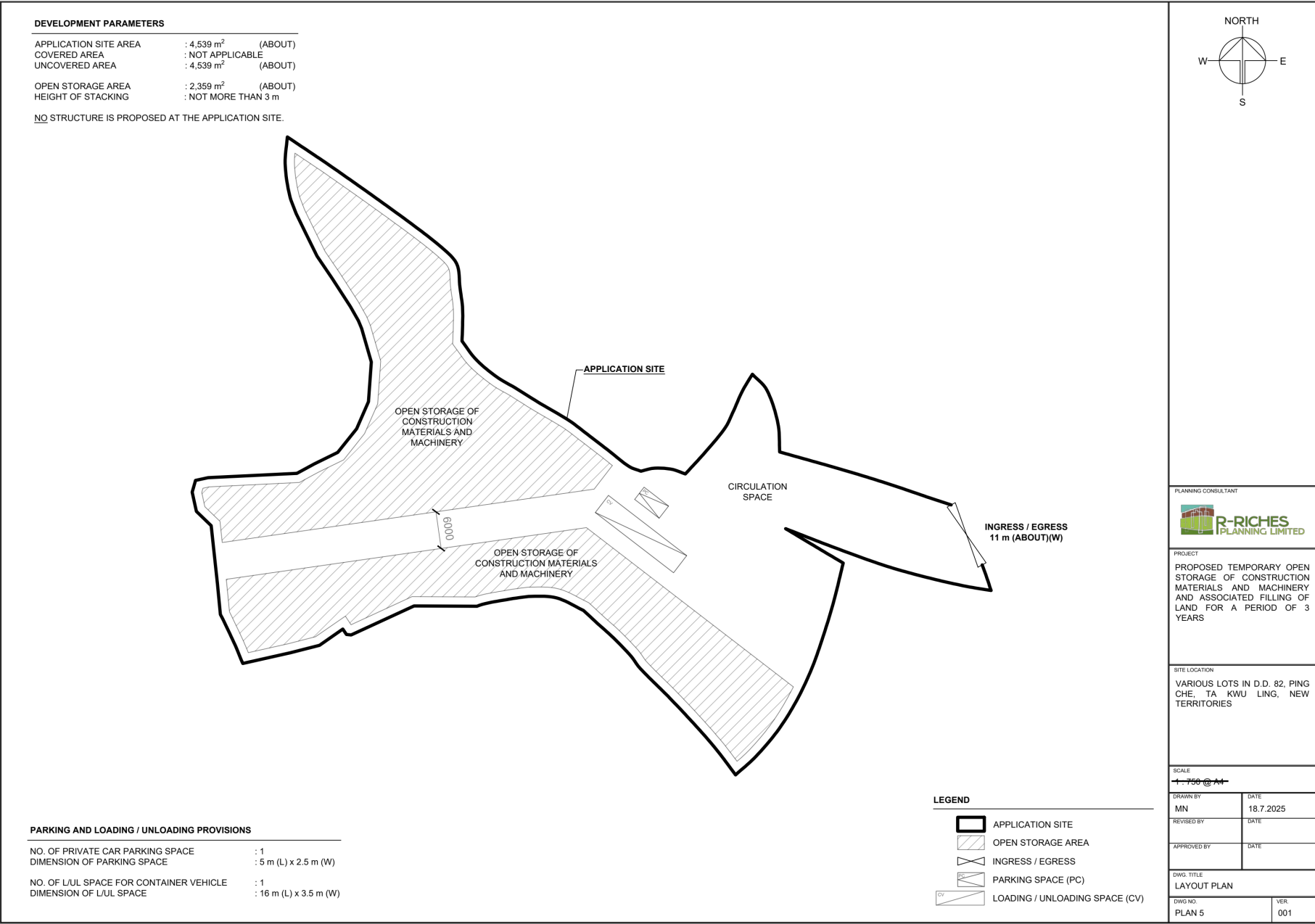


Time of Concentration Checking

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 (m2)	L (m)	H1 (mPD)	H2 (mPD)		(min)	(min)
21	6.4	9	8	15.625	0.4	0.4



APPENDIX B - PROPOSED SITE LAYOUT PLAN



參考編號
REFERENCE No.

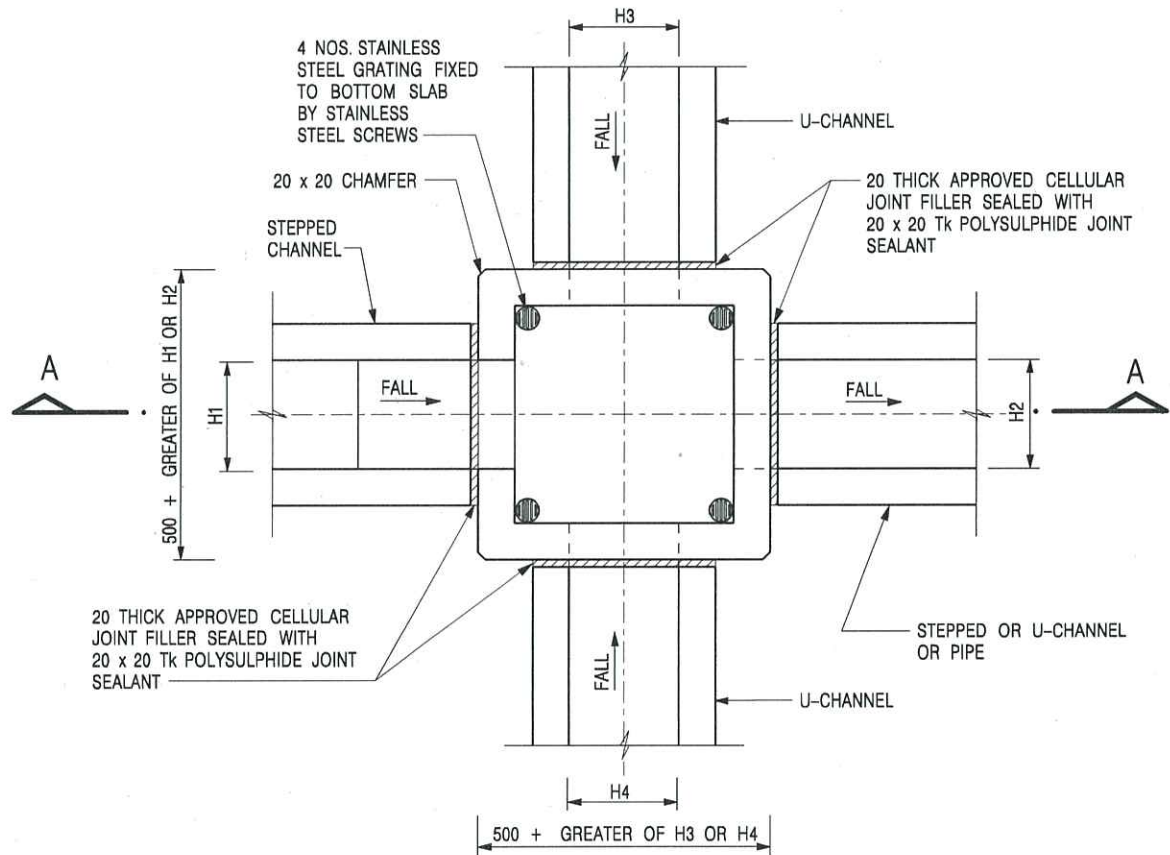
A/NE-TKL/815

繪圖

DRAWING A-1

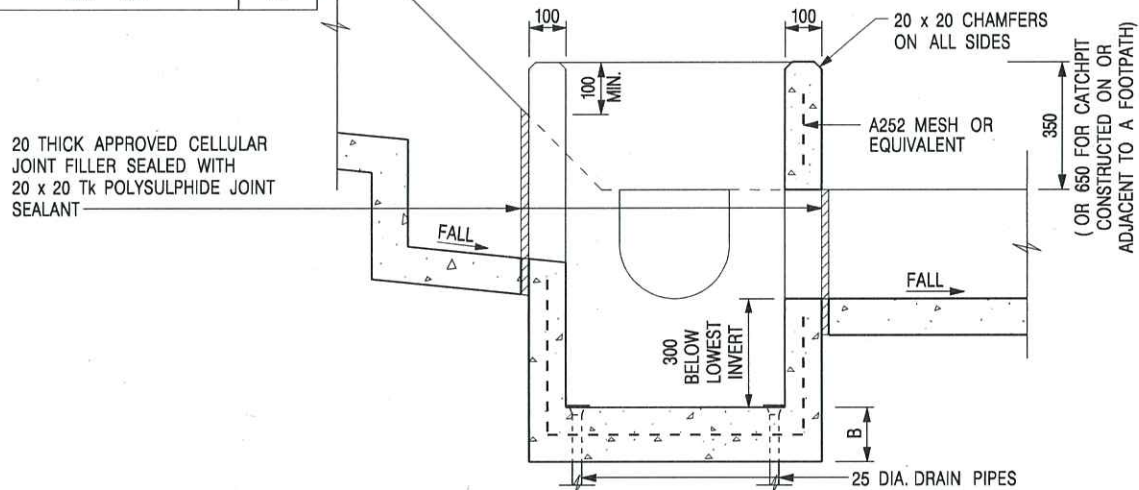
(來源：申請人於2025年8月25日呈交的資料)
(SOURCE：APPLICANT'S SUBMISSION ON 25.8.2025)

Appendix C - Reference Drawings



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



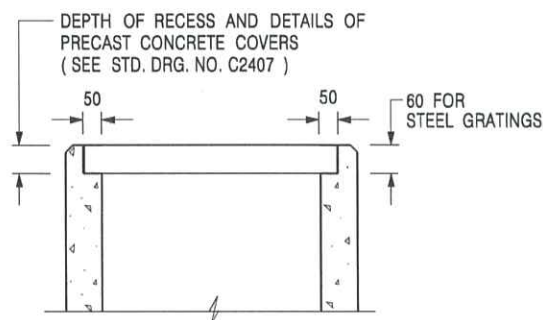
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



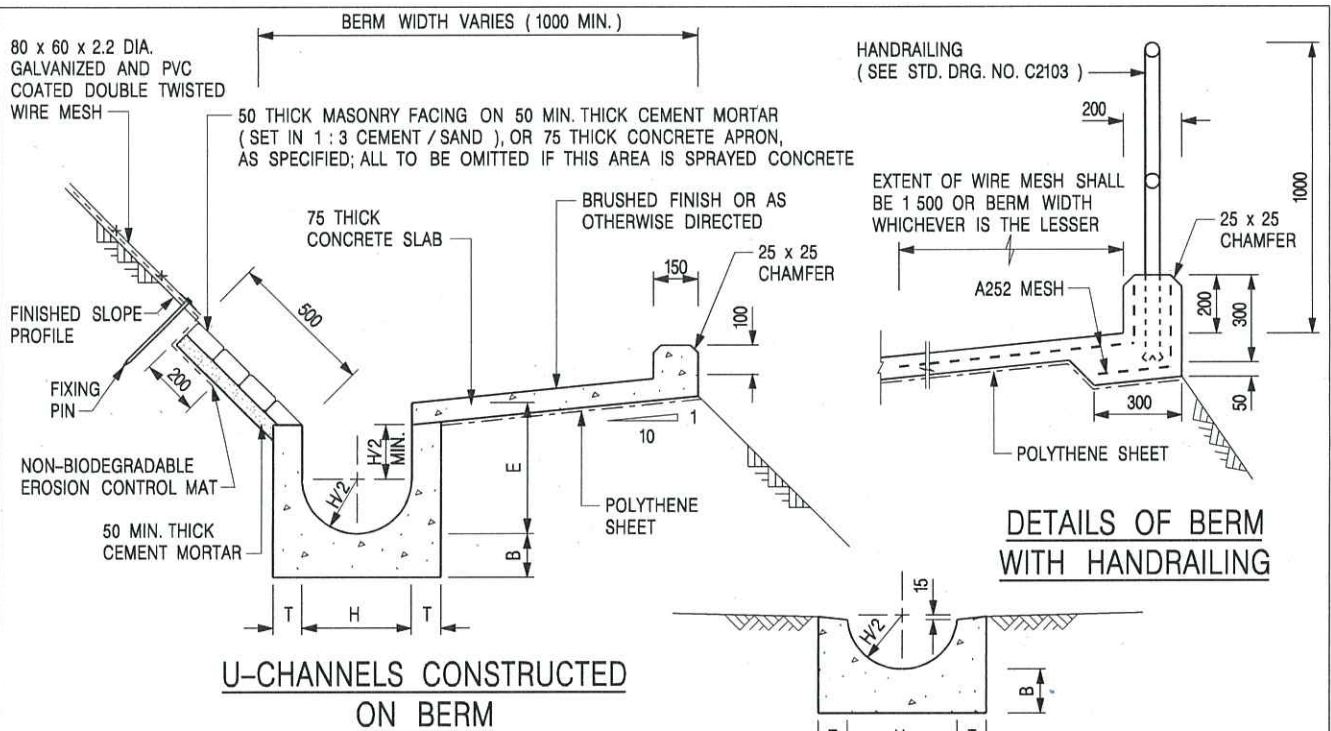
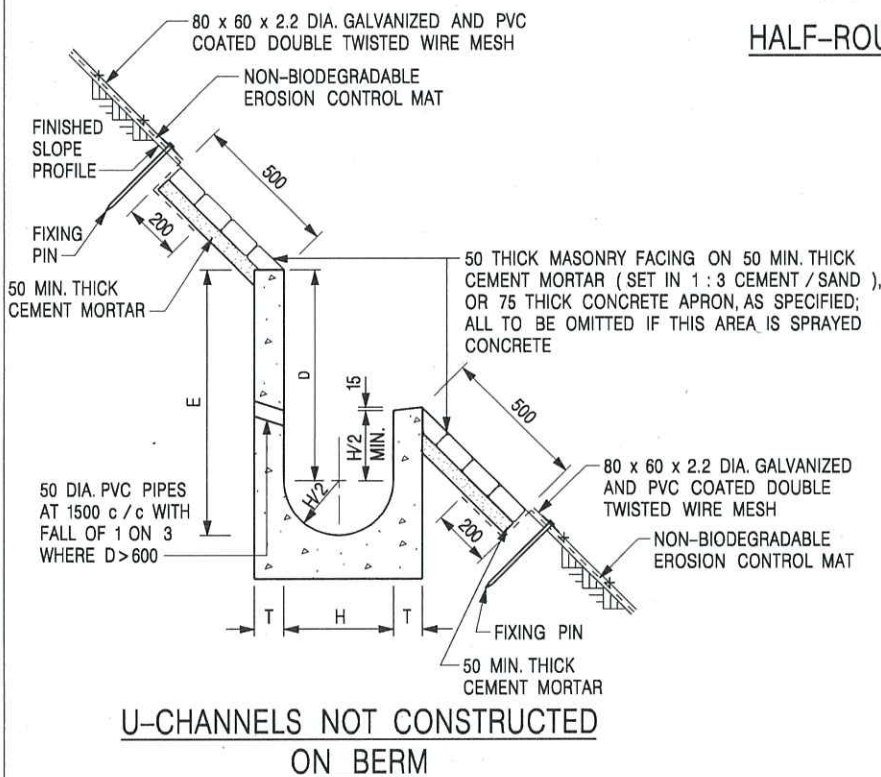
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



HALF-ROUND CHANNEL

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



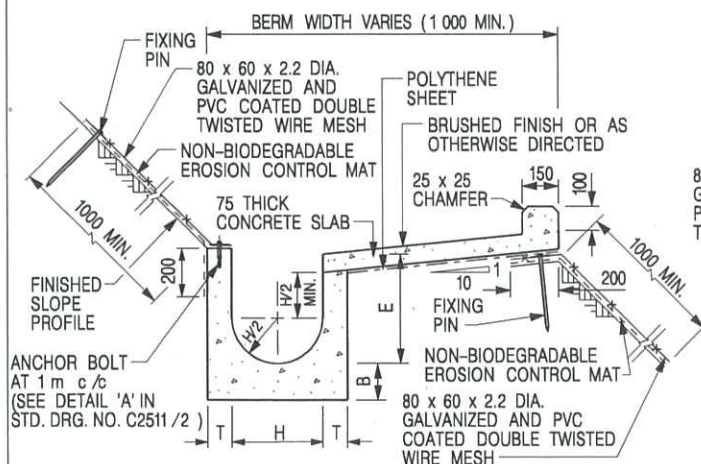
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

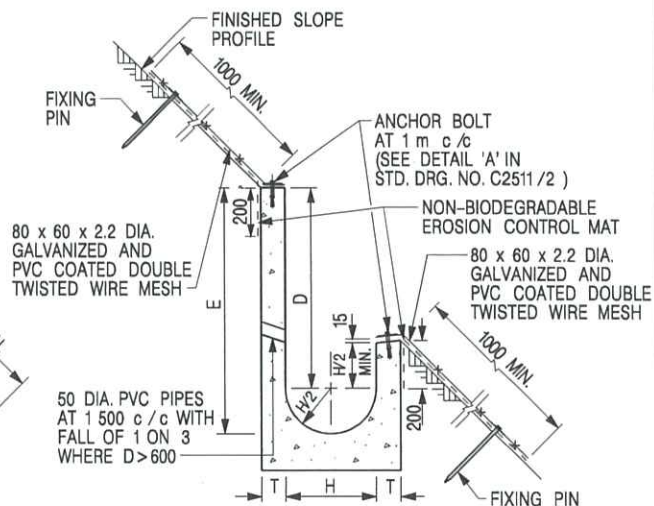
DRAWING NO.

DATE JAN 1991

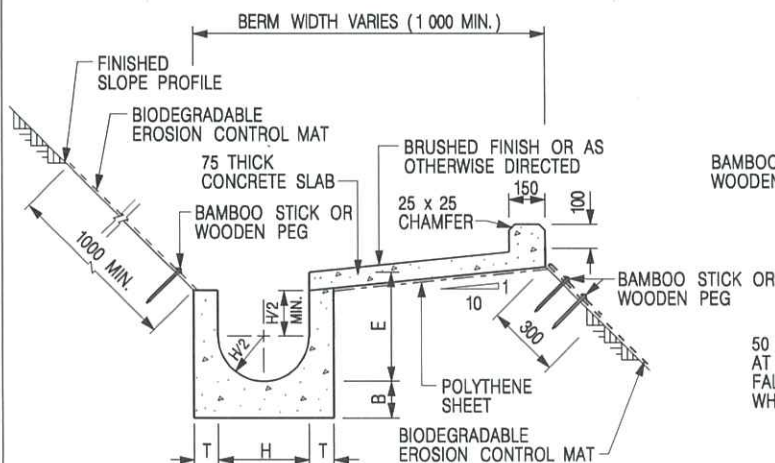
C2409I



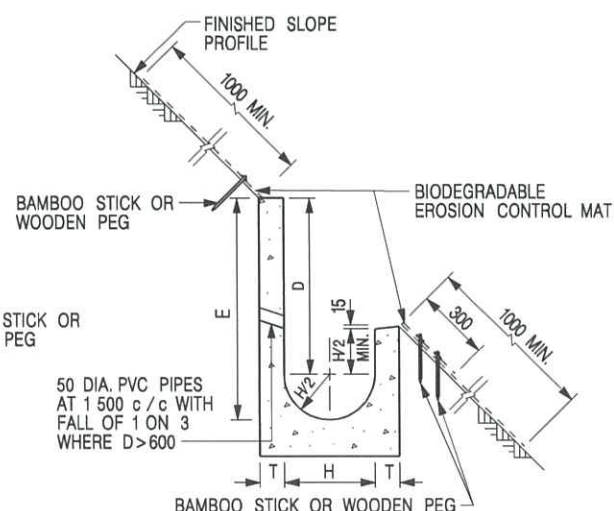
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

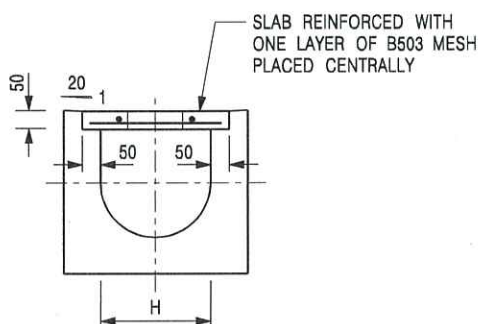
DRAWING NO.

DATE JAN 1991

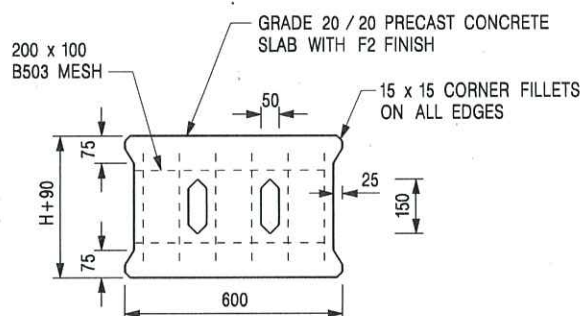
C24101

卓越工程 建設香港

We Engineer Hong Kong's Development



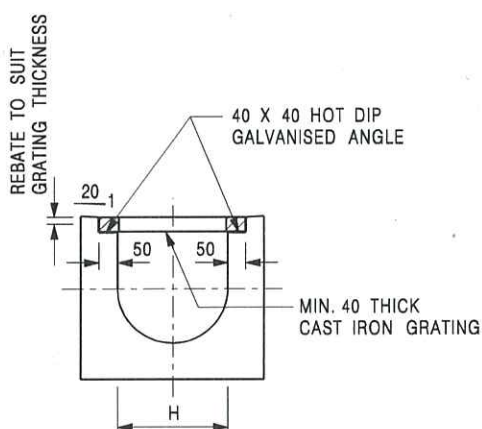
TYPICAL SECTION



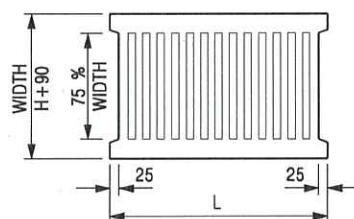
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



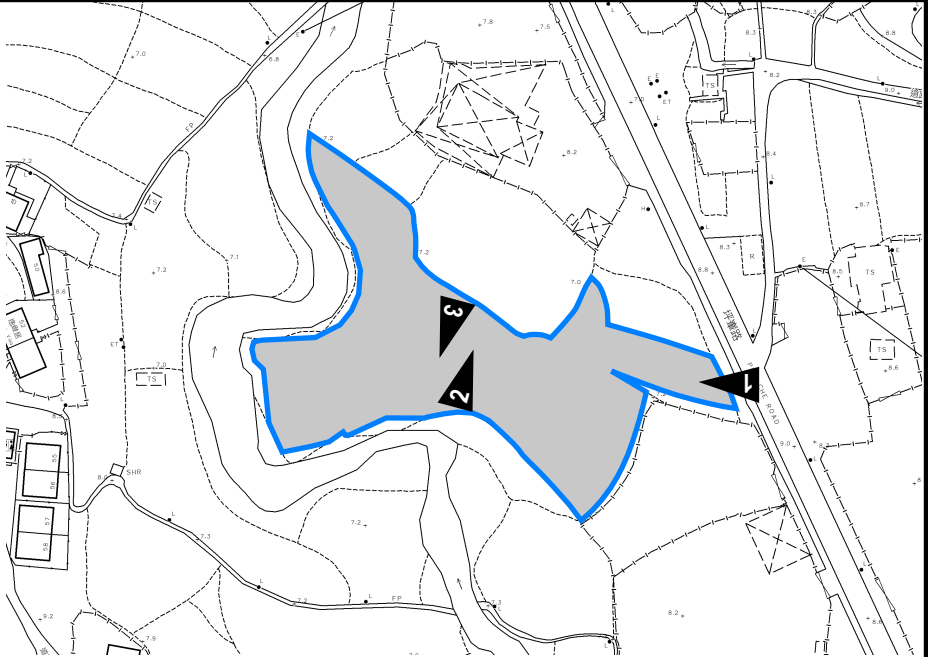
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E



PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	SITE PHOTOS		APPENDIX D		
LOCATION: LOTS 968 (PART), 969 (PART), 970 (PART), 971 (PART), 972, 973, 975, 976, 977 AND 978 RP IN D.D. 82, PING CHE, TA KWU LING, N.T.					
		VER	DESCRIPTION	DATE	

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD82 Lot 978 RP & VL
本署檔號 Our Reference () in TPB/A/NE-TKL/815
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email and Post

R-riches Planning Ltd.

11 December 2025

(Attn.: Danny NG)

Dear Sir/Madam,

**Proposed Temporary Open Storage of Construction Materials and
Machinery and Associated Filling of Land for a Period of 3 Years
in “Agriculture” Zone, Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part),
972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling
(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/815)**

I refer to your submission received by this Office on 4.11.2025 for compliance with approval condition (f) in relation to the submission of the design of vehicular run-in/out to the site to the satisfaction of the Director of Highways or of the Town Planning Board under the captioned planning application.

The Chief Highway Engineer/New Territories East, Highways Department (Contact person: Ms. LO Sze-yan; Tel.: 2762 3960) has been consulted and considered the approval condition (f) has been complied with.

Should you have any queries related to planning matters, please contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,


(Rico TSANG)
for Director of Planning

Our Ref. : DD82 Lot 978 RP & VL
Your Ref. : TPB/A/NE-TKL/815

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

By Email

4 November 2025

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/815)

We write to submit a run-in/out proposal for compliance with approval condition (f) of the subject application, i.e. *the submission of the design of vehicular run-in/out to the Site (Appendix I)*.

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.

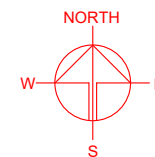
Yours faithfully,

For and on behalf of
R-riches Planning Limited



Kevin LAM
Planning Assistant



**RUN-IN/OUT PROPOSAL**

THE DESIGN OF THE RUN-IN/OUT IS IN ACCORDANCE WITH HYD STANDARD DRAWING NO. 1113 AND 1114 WITH EXISTING ADJACENT PAVEMENT.

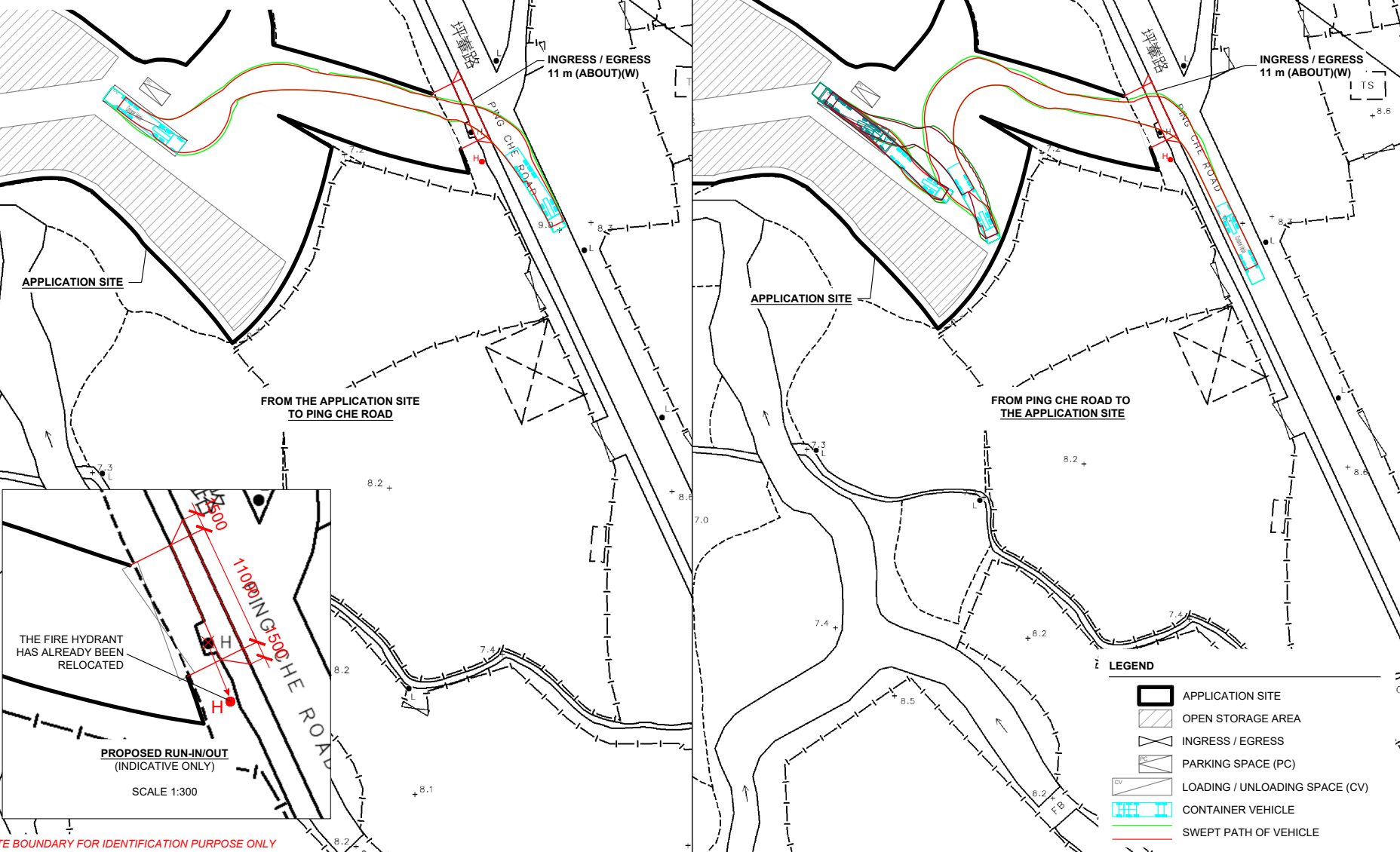
WIDTH OF RUN-IN/OUT : 11 m (ABOUT)

SWEPT PATH ANALYSIS

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

RIGHT IN RIGHT OUT ARRANGEMENT IS PROPOSED FOR CONTAINER VEHICLE.

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

(S.16 PLANNING APPLICATION NO. A/NE-TKL/815)

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1:1000 @ A4

DRAWN BY

MN

DATE

4.11.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

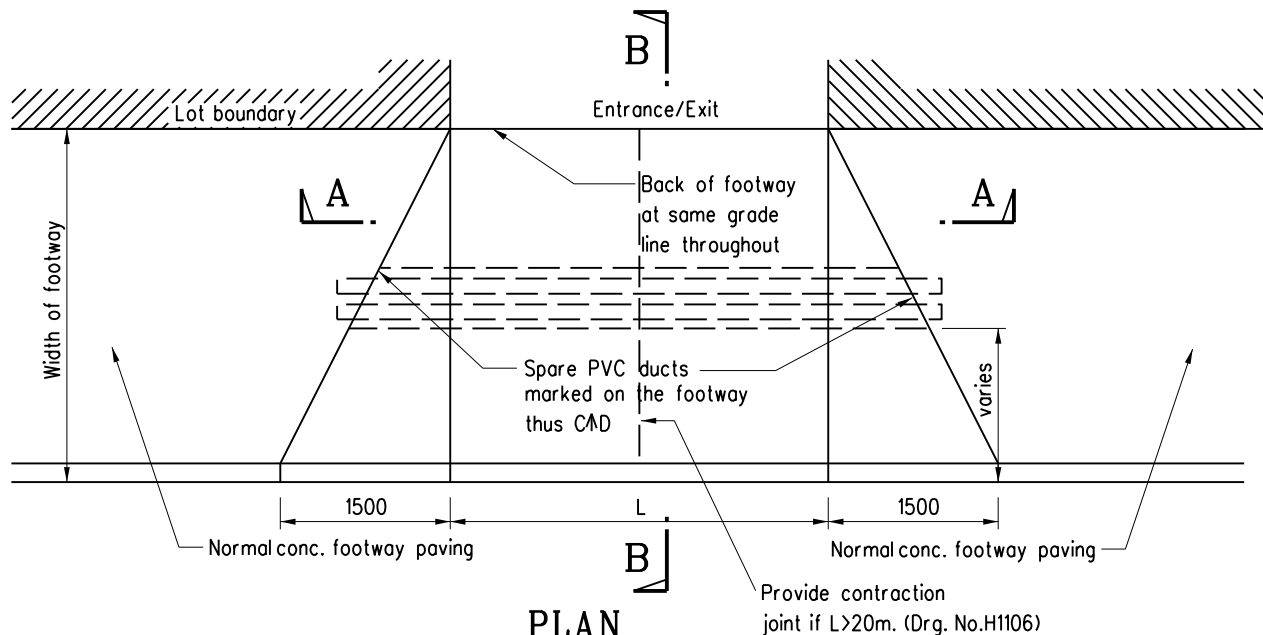
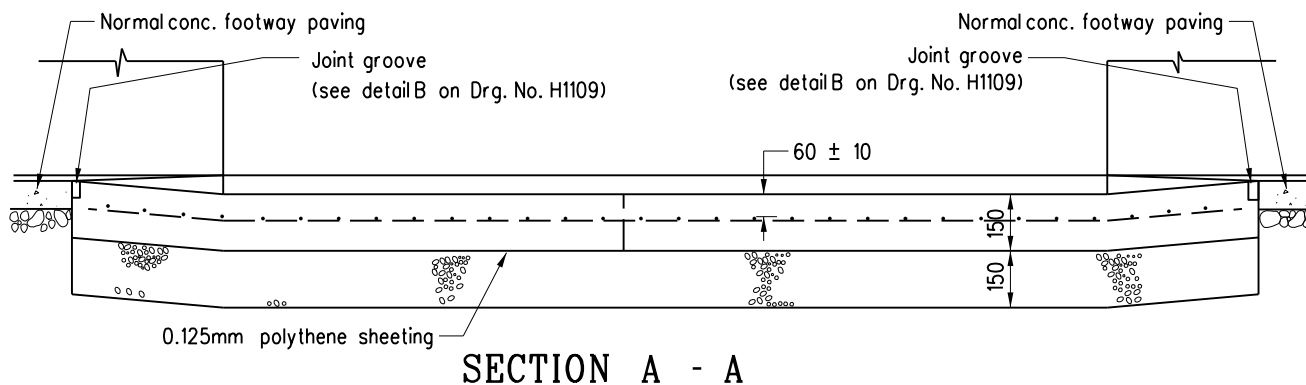
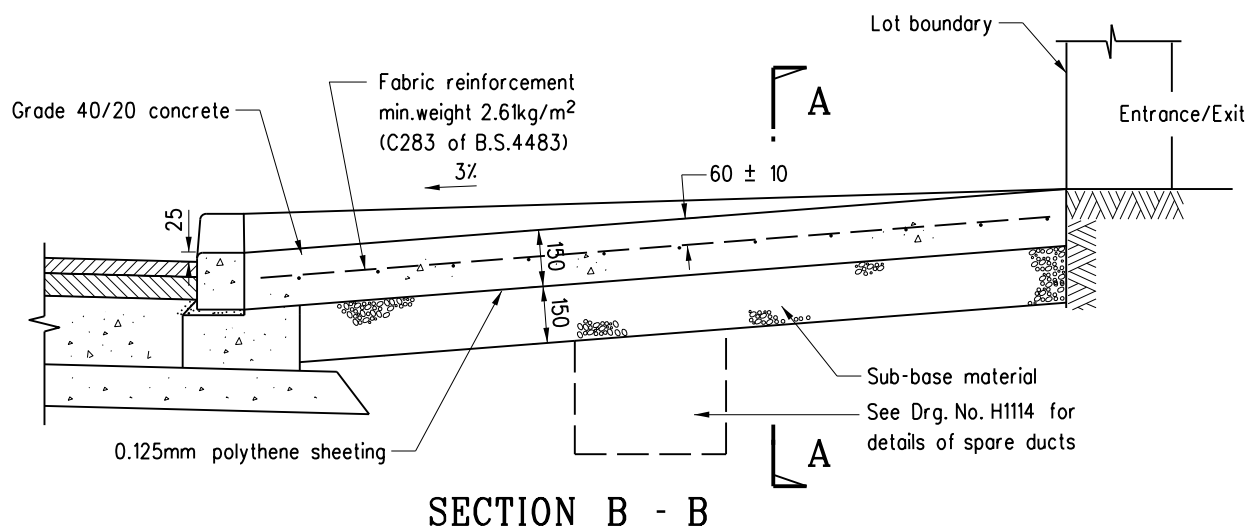
RUN-IN/OUT PROPOSAL

DWG. NO.

APPENDIX I

VER.

001



Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

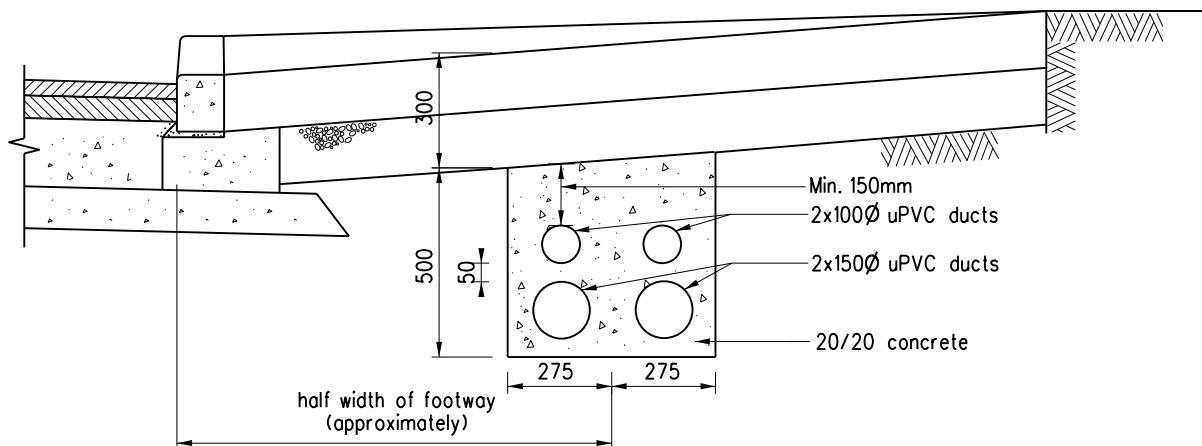
DRAWING No.

CAD

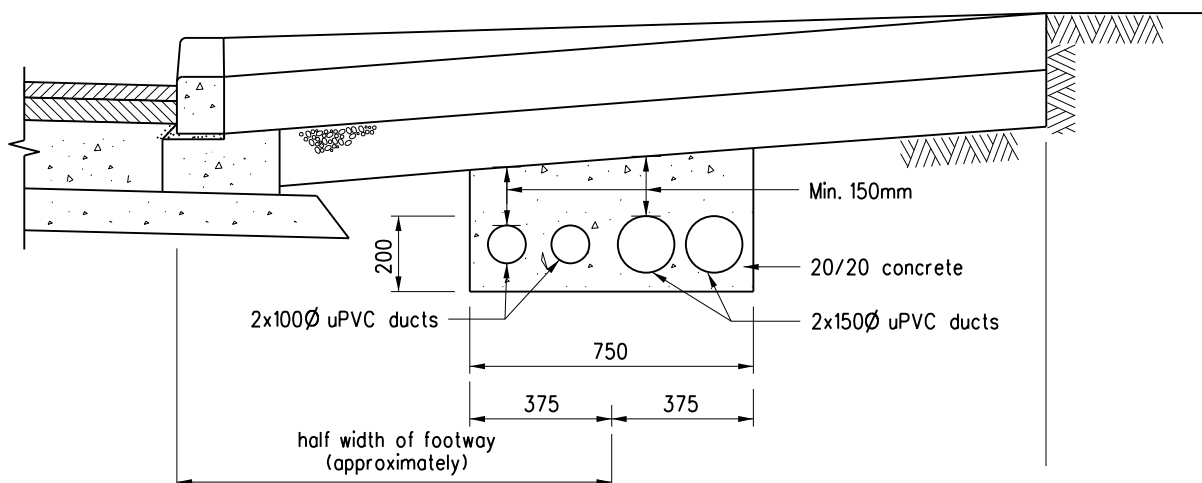
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,539 m² (ABOUT)

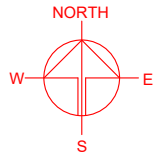
VEHICULAR ACCESS
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM PING CHE
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE REPAIR
WORKSHOP, OPEN STORAGE
AND WAREHOUSE WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

17.9.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

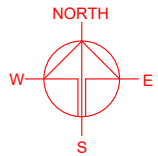
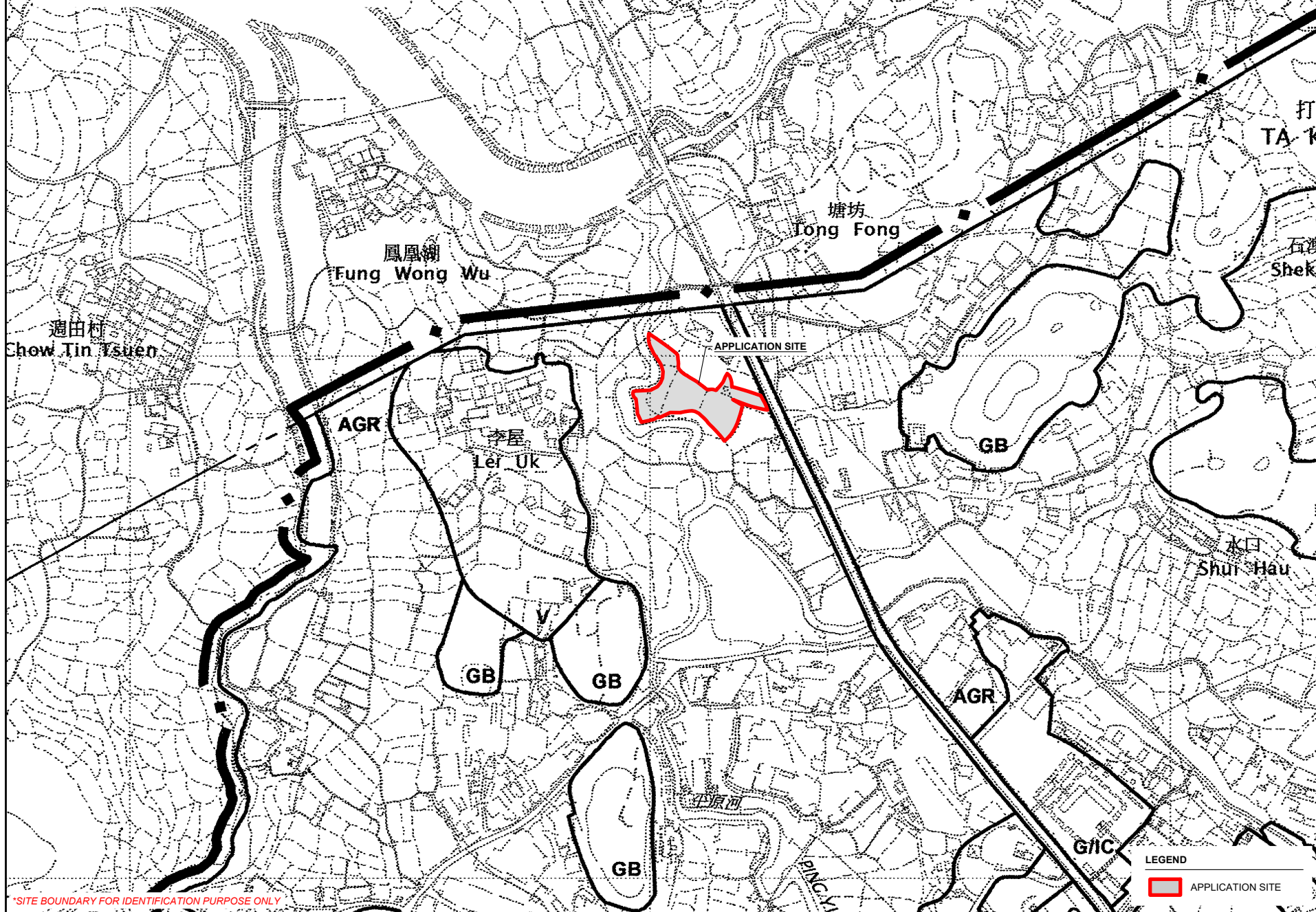
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,539 m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO. : APPROVED PING CHE & TA KWU LING OZP
S/NE-TKL/14

ZONING OF THE SITE : "AGRICULTURE" ("AGR")

簡頭圍
Kan Tau Wai



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE REPAIR WORKSHOP, OPEN STORAGE AND WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY
MN

DATE
17.9.2026

REVISED BY

DATE

APPROVED BY

DATE

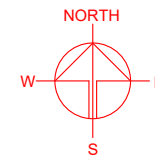
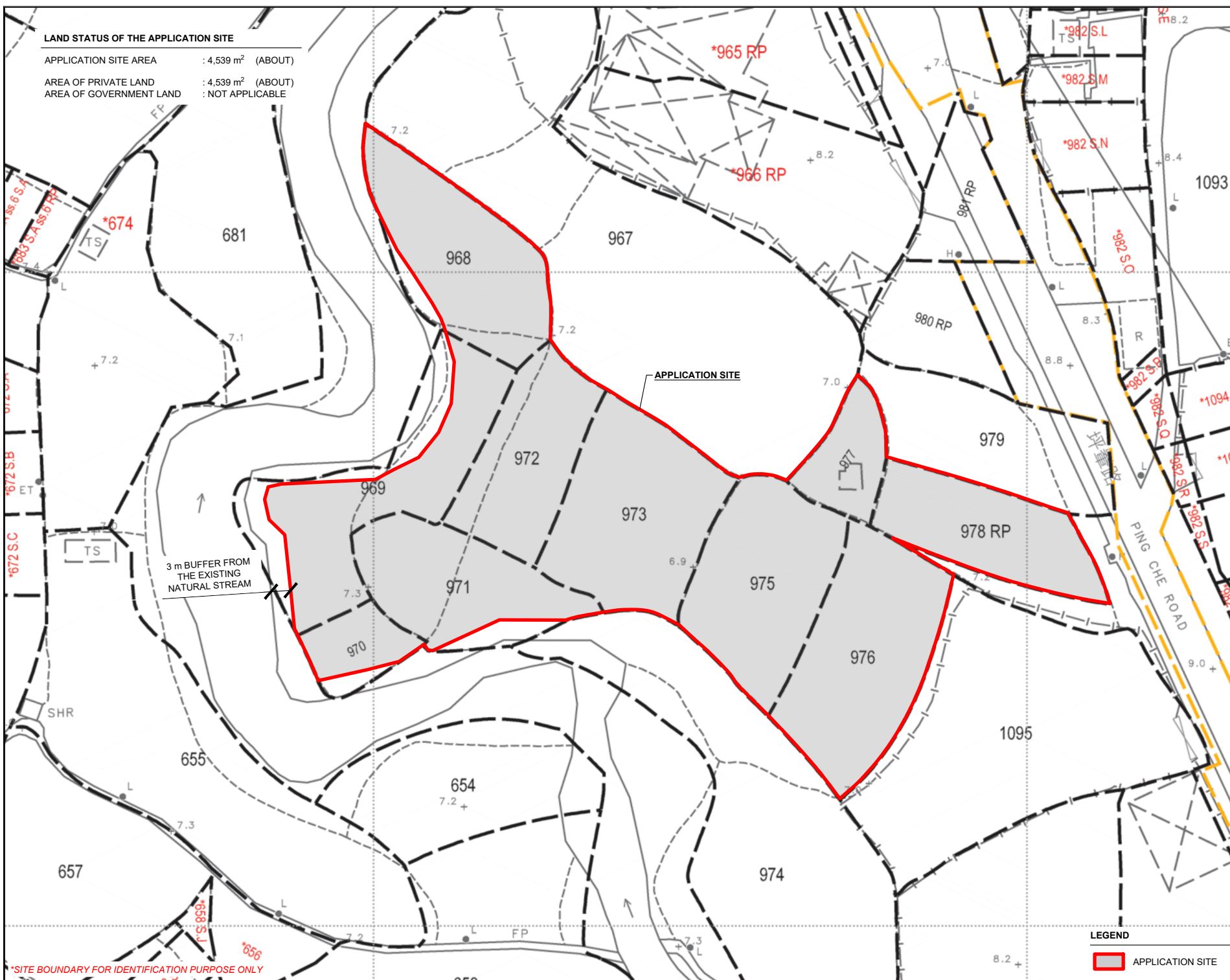
DWG. TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2

VER.
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,539 m² (ABOUT)
 AREA OF PRIVATE LAND : 4,539 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT	
PROJECT	
PROPOSED VEHICLE REPAIR WORKSHOP, OPEN STORAGE AND WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES	
SCALE	
1 : 750 @ A4	
DRAWN BY	DATE
MN	17.9.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

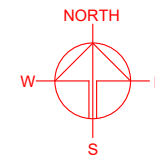
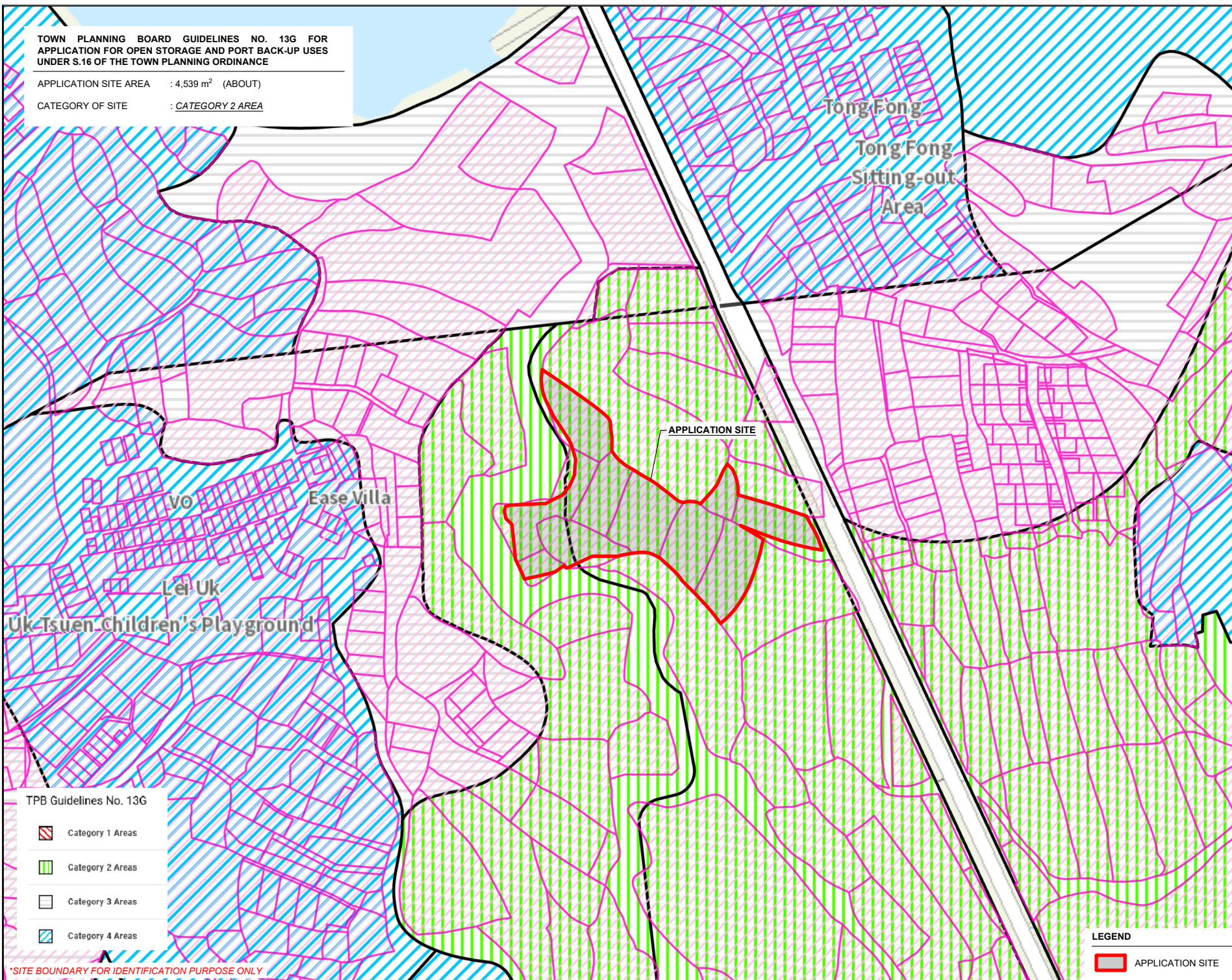
LEGEND

APPLICATION SITE

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,539 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE REPAIR
WORKSHOP, OPEN STORAGE
AND WAREHOUSE WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING
CHE, TA KWU LING, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY : MN
DATE : 17.9.2026

REVISED BY :
DATE :

APPROVED BY :
DATE :

DWG. TITLE

TPB PG-NO. 13G

DWG NO. : PLAN 4
VER. : 001

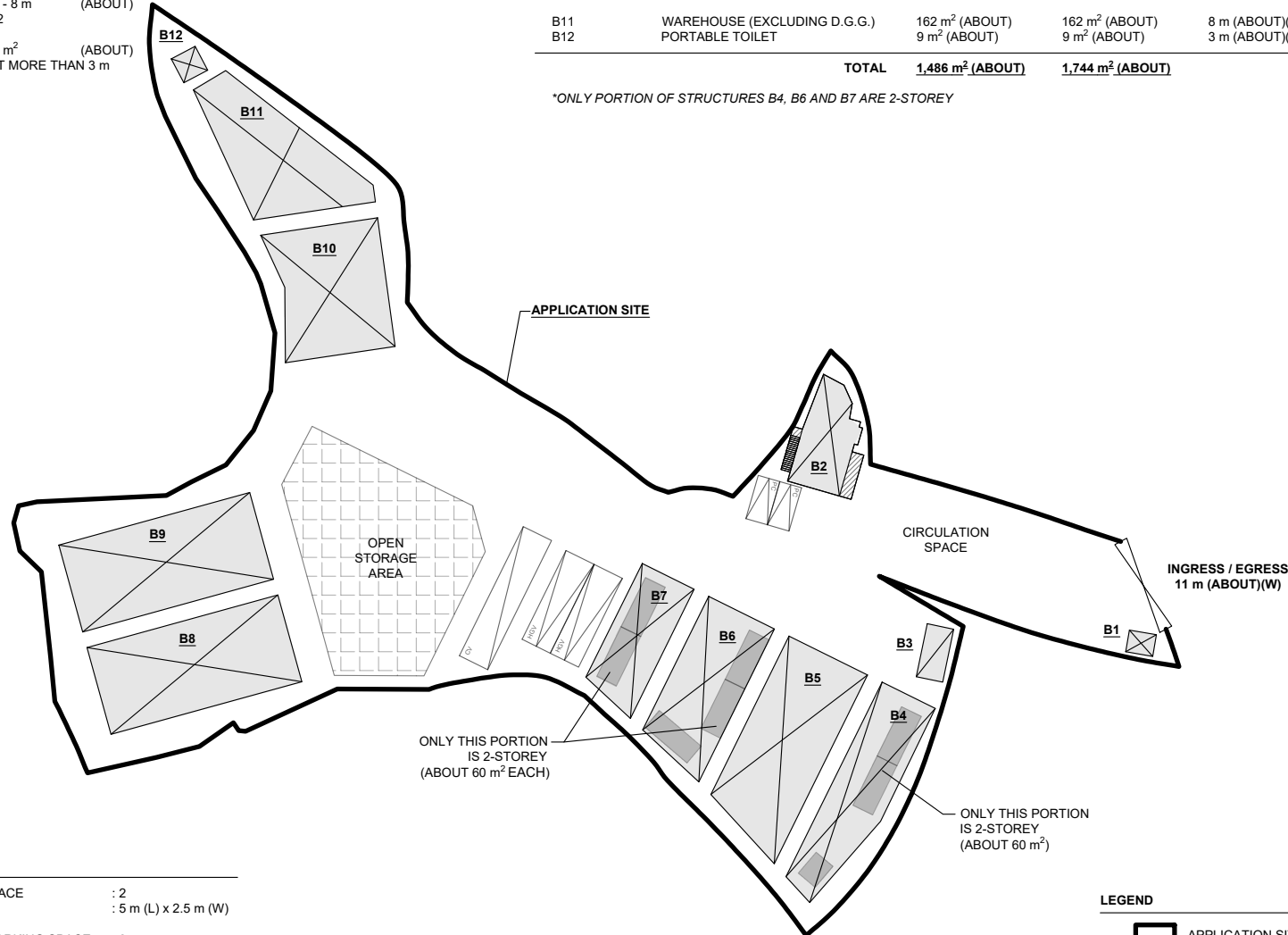
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,539 m ²	(ABOUT)
COVERED AREA	: 1,486 m ²	(ABOUT)
UNCOVERED AREA	: 3,053 m ²	(ABOUT)
PLOT RATIO	: 0.38	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 1,744 m ²	(ABOUT)
TOTAL GFA	: 1,744 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 412 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	78 m ² (ABOUT)	156 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	STORAGE OF TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B4*	STORAGE OF TOOLS	150 m ² (ABOUT)	210 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B5	VEHICLE REPAIR WORKSHOP	210 m ² (ABOUT)	210 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B6*	VEHICLE REPAIR WORKSHOP	145 m ² (ABOUT)	205 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B7	STORAGE OF TOOLS	97 m ² (ABOUT)	157 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	172 m ² (ABOUT)	172 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.)	162 m ² (ABOUT)	162 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B12	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,486 m ² (ABOUT)	1,744 m ² (ABOUT)	

*ONLY PORTION OF STRUCTURES B4, B6 AND B7 ARE 2-STOREY



PARKING PROVISIONS

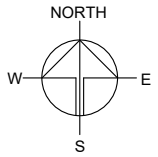
NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF HEAVY GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/U SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	INGRESS / EGRESS
	PARKING SPACE (PC)
	PARKING SPACE (HGV)
	LOADING / UNLOADING SPACE (CV)



PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE REPAIR WORKSHOP, OPEN STORAGE AND WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	24.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

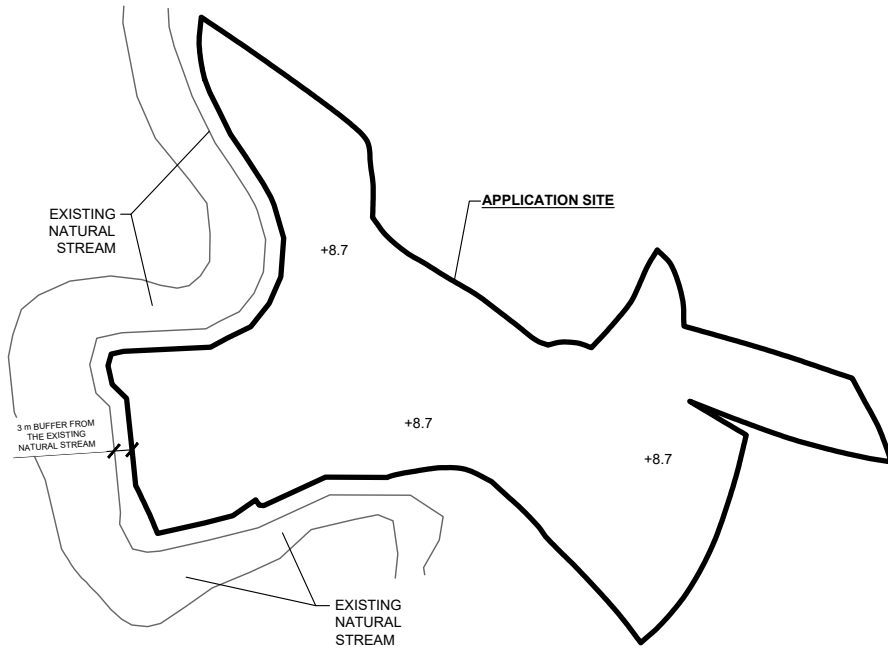
LAYOUT PLAN

DWG NO.	VER.
PLAN 5	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 4,539 m ²	(ABOUT)
SITE SURFACE CONDITION	: SOIL	
SITE LEVEL	: +8.7 mPD	(ABOUT)



LEGEND

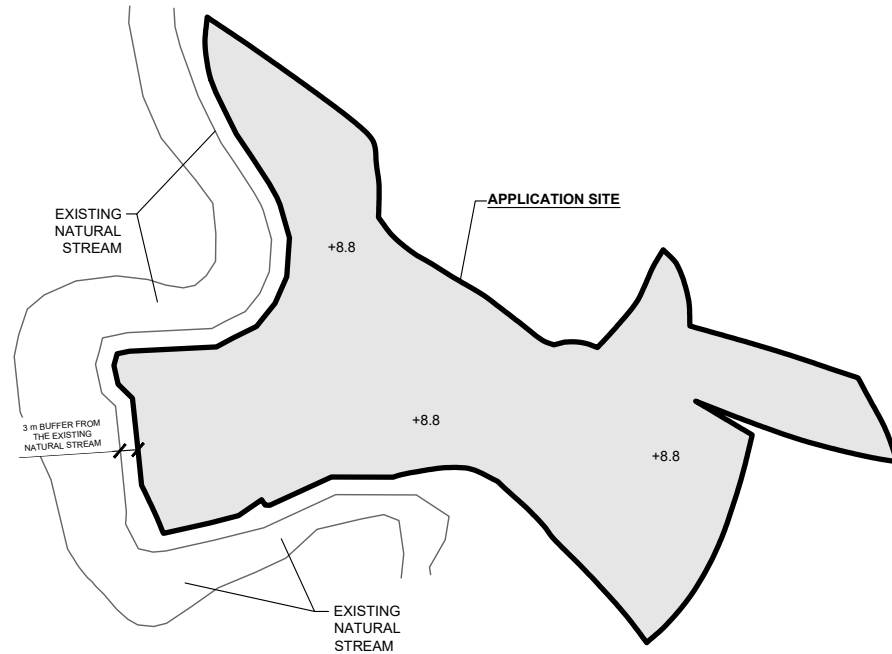
	APPLICATION SITE
+8.7	EXISTING SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

EXISTING CONDITION OF THE APPLICATION SITE

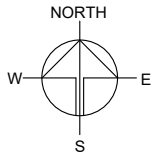
APPLICATION SITE AREA	: 4,539 m ²	(ABOUT)
APPLIED LAND FILLING AREA	: 4,539 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
PROPOSED SITE LEVELS	: +8.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, OPEN STORAGE AREA, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION AREA	

*NO FURTHER FILLING OF LAND WILL BE CARRIED OUT WITHIN THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

	APPLICATION SITE
	PROPOSED FILLING OF LAND AREA
+8.8	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE REPAIR WORKSHOP, OPEN STORAGE AND WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1250 @ A4

DRAWN BY	DATE
MN	17.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 6	VER. 001
-------------------	-------------

RUN-IN/OUT PROPOSAL

THE DESIGN OF THE RUN-IN/OUT IS IN ACCORDANCE WITH HYD STANDARD DRAWING NO. 1113 AND 1114 WITH EXISTING ADJACENT PAVEMENT.

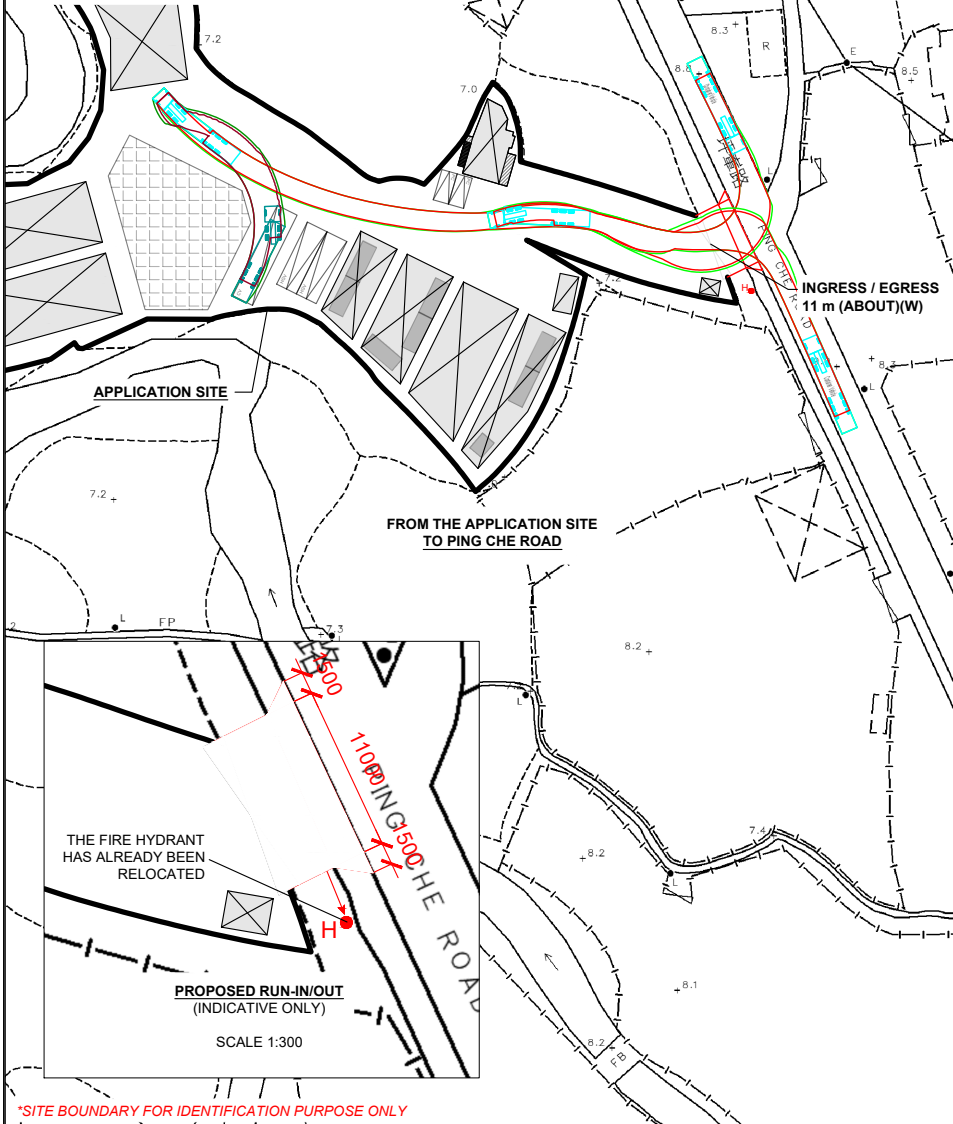
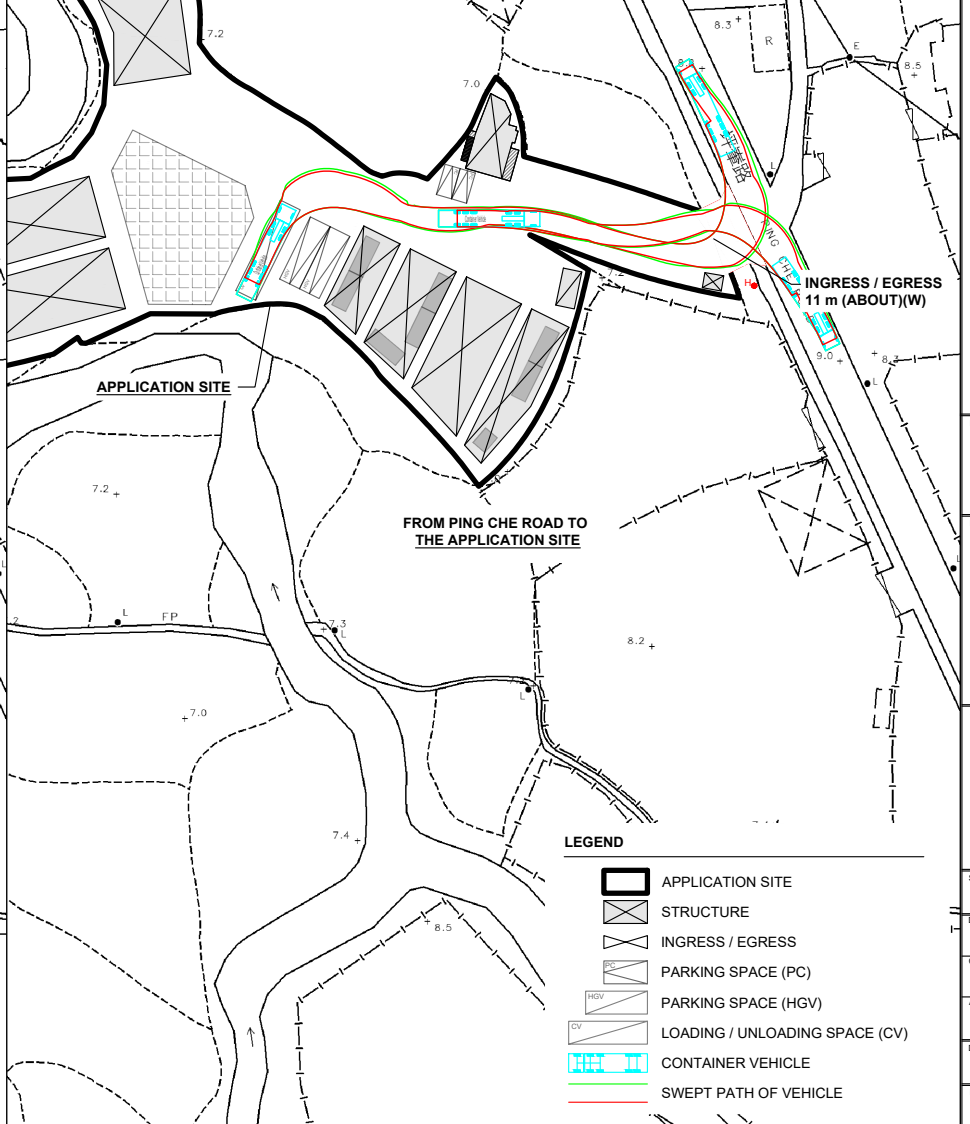
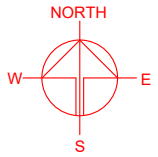
WIDTH OF RUN-IN/OUT : 11 m (ABOUT)

SWEPT PATH ANALYSIS

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

RIGHT IN RIGHT OUT ARRANGEMENT IS PROPOSED FOR CONTAINER VEHICLE.

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE REPAIR WORKSHOP, OPEN STORAGE AND WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1: 1200 @ A4

DRAWN BY

MN

DATE

17.9.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001