

DEVELOPMENT PARAMETERS		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
APPLICATION SITE AREA	: 8,579 m <sup>2</sup> (ABOUT)	B1	SITE OFFICE AND STORAGE OF TOOLS	46 m <sup>2</sup> (ABOUT)	92 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
COVERED AREA	: 166 m <sup>2</sup> (ABOUT)	B2 TO B8	STORAGE OF TOOLS	15 m <sup>2</sup> (ABOUT) EACH	15 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STORY)
UNCOVERED AREA	: 8,413 m <sup>2</sup> (ABOUT)	B9	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
PLOT RATIO	: 0.02 (ABOUT)			TOTAL	<u>166 m<sup>2</sup> (ABOUT)</u>	<u>212 m<sup>2</sup> (ABOUT)</u>
SITE COVERAGE	: 2 % (ABOUT)					
NO. OF STRUCTURE	: 9	*STRUCTURES B2 TO B9 ARE CONTAINER-CONVERTED STRUCTURES				
DOMESTIC GFA	: NOT APPLICABLE					
NON-DOMESTIC GFA	: 212 m <sup>2</sup> (ABOUT)					
TOTAL GFA	: 212 m <sup>2</sup> (ABOUT)					
BUILDING HEIGHT	: 3 m - 7 m (ABOUT)					
NO. OF STOREY	: 1 - 2					
OPEN STORAGE AREA	: 4,625 m <sup>2</sup> (ABOUT)					
STACKING HEIGHT	: NOT MORE THAN 3 m					

**OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY**

**APPLICATION SITE**

**OPEN STORAGE OF VEHICLES**

**OPEN STORAGE OF CONTAINERS**

**INGRESS / EGRESS**  
11 m (ABOUT)(W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS

**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 4  
DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF L/U/L SPACE FOR CONTAINER VEHICLE : 2  
DIMENSION OF L/U/L SPACE : 16 m (L) X 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

**NORTH**

**PLANNING CONSULTANT**  
**R-RICHES PLANNING LIMITED**

**PROJECT**  
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY, CONTAINERS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**SITE LOCATION**  
LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

**SCALE**  
1:1000 @ A1

DRAWN BY	MN	DATE	27.8.2025
CHECKED BY		DATE	
APPROVED BY		DATE	
DWG TITLE	LAYOUT PLAN		
DWG NO.	PLAN 5	VER.	001

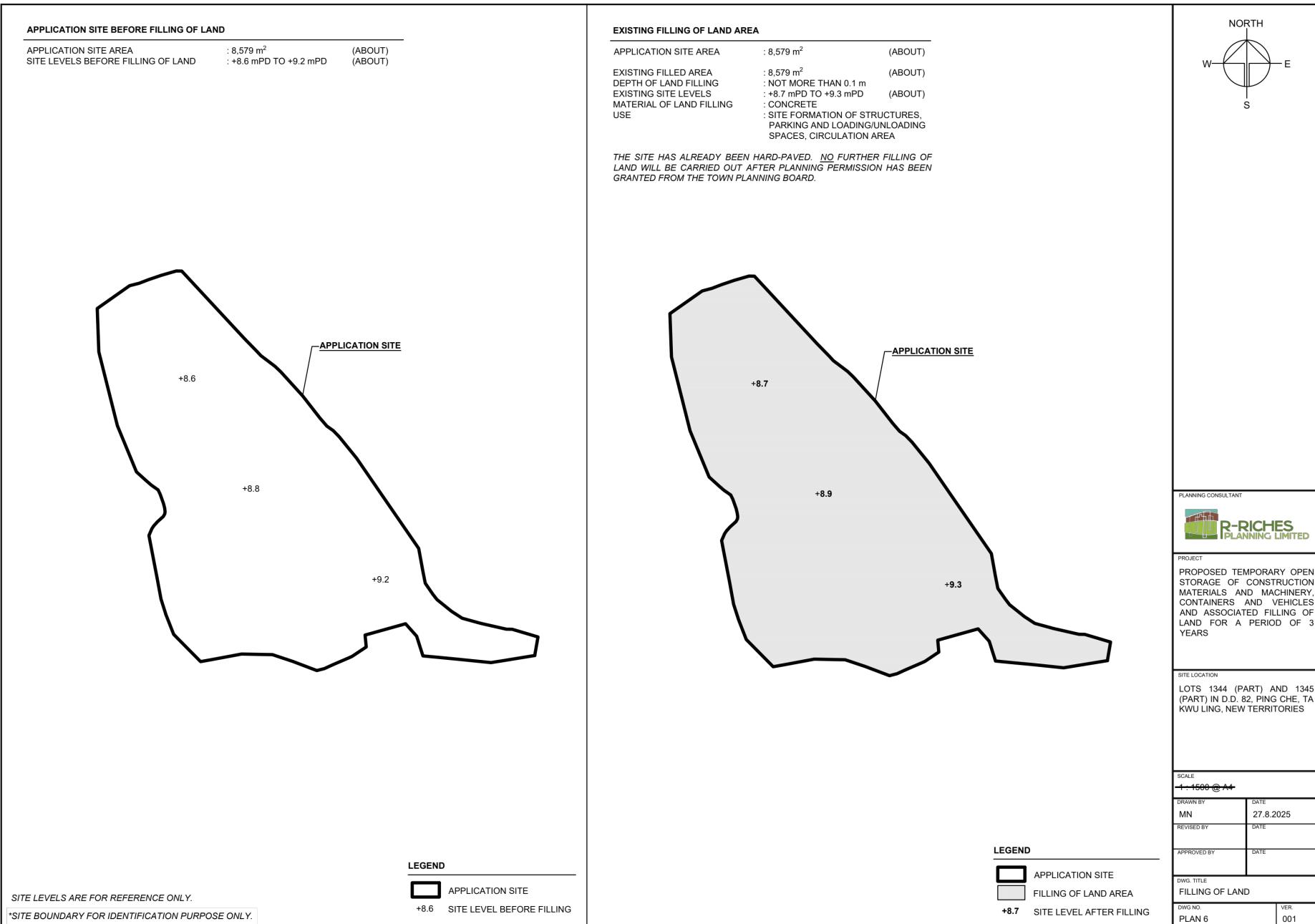
參考編號  
REFERENCE No.

A/NE-TKL/821

繪圖

DRAWING A-1

(來源：申請人於2025年10月13日呈交的資料)  
(SOURCE : APPLICANT'S SUBMISSION ON 13.10.2025)



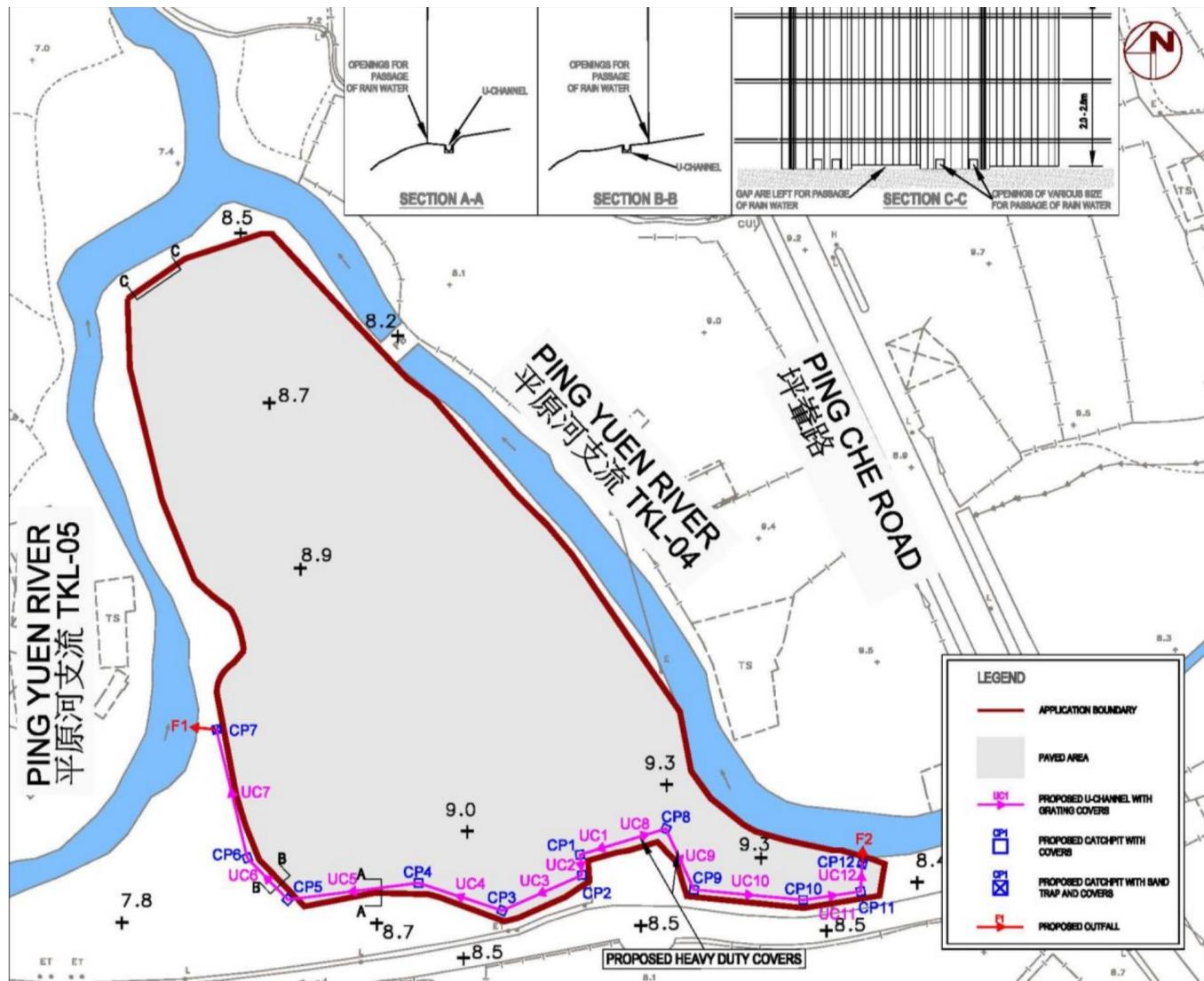
參考編號  
REFERENCE No. A/NE-TKL/821

繪圖 DRAWING A-2

(來源：申請人於2025年10月13日呈交的資料)  
(SOURCE : APPLICANT'S SUBMISSION ON 13.10.2025)

*Proposed Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories*

**Appendix I - As-built Drainage Plan**



參考編號  
REFERENCE No.

A/NE-TKL/821

繪圖

DRAWING A-3

DEVELOPMENT PARAMETERS		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
APPLICATION SITE AREA	: 8,579 m <sup>2</sup> (ABOUT)	B1	SITE OFFICE AND STORAGE OF TOOLS	46 m <sup>2</sup> (ABOUT)	92 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
COVERED AREA	: 166 m <sup>2</sup> (ABOUT)	B2 TO B8	STORAGE OF TOOLS	15 m <sup>2</sup> (ABOUT) EACH	15 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STORY)
UNCOVERED AREA	: 8,413 m <sup>2</sup> (ABOUT)	B9	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
PLOT RATIO	: 0.02 (ABOUT)				<b>TOTAL 166 m<sup>2</sup> (ABOUT)</b>	<b>212 m<sup>2</sup> (ABOUT)</b>
SITE COVERAGE	: 2 % (ABOUT)					
NO. OF STRUCTURE	: 9					
DOMESTIC GFA	: NOT APPLICABLE					
NON-DOMESTIC GFA	: 166 m <sup>2</sup> (ABOUT)					
TOTAL GFA	: 166 m <sup>2</sup> (ABOUT)					
BUILDING HEIGHT	: 3 m - 7 m (ABOUT)					
NO. OF STOREY	: 1 - 2					
OPEN STORAGE AREA	: 4,625 m <sup>2</sup> (ABOUT)					
STACKING HEIGHT	: NOT MORE THAN 3 m					
<b>PARKING AND LOADING/UNLOADING PROVISIONS</b>						
NO. OF PRIVATE CAR PARKING SPACE	: 4					
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)					
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 2					
DIMENSION OF L/U/L SPACE	: 16 m (L) X 3.5 m (W)					

**FIRE SERVICE INSTALLATIONS**

(FIRE DETECTORS)

- STAND-ALONE FIRE DETECTOR
- FE<sub>DP</sub> 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.**

**\*STRUCTURES B2 TO B9 ARE CONTAINER-CONVERTED STRUCTURES**

**NORTH**

**PLANNING CONSULTANT**  
**R-RICHES PLANNING LIMITED**

**PROJECT**  
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY, CONTAINERS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**SITE LOCATION**  
LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, NEW TERRITORIES

**SCALE**  
1:1000 @ A4

DRAWN BY	DATE
MN	10.9.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX	001

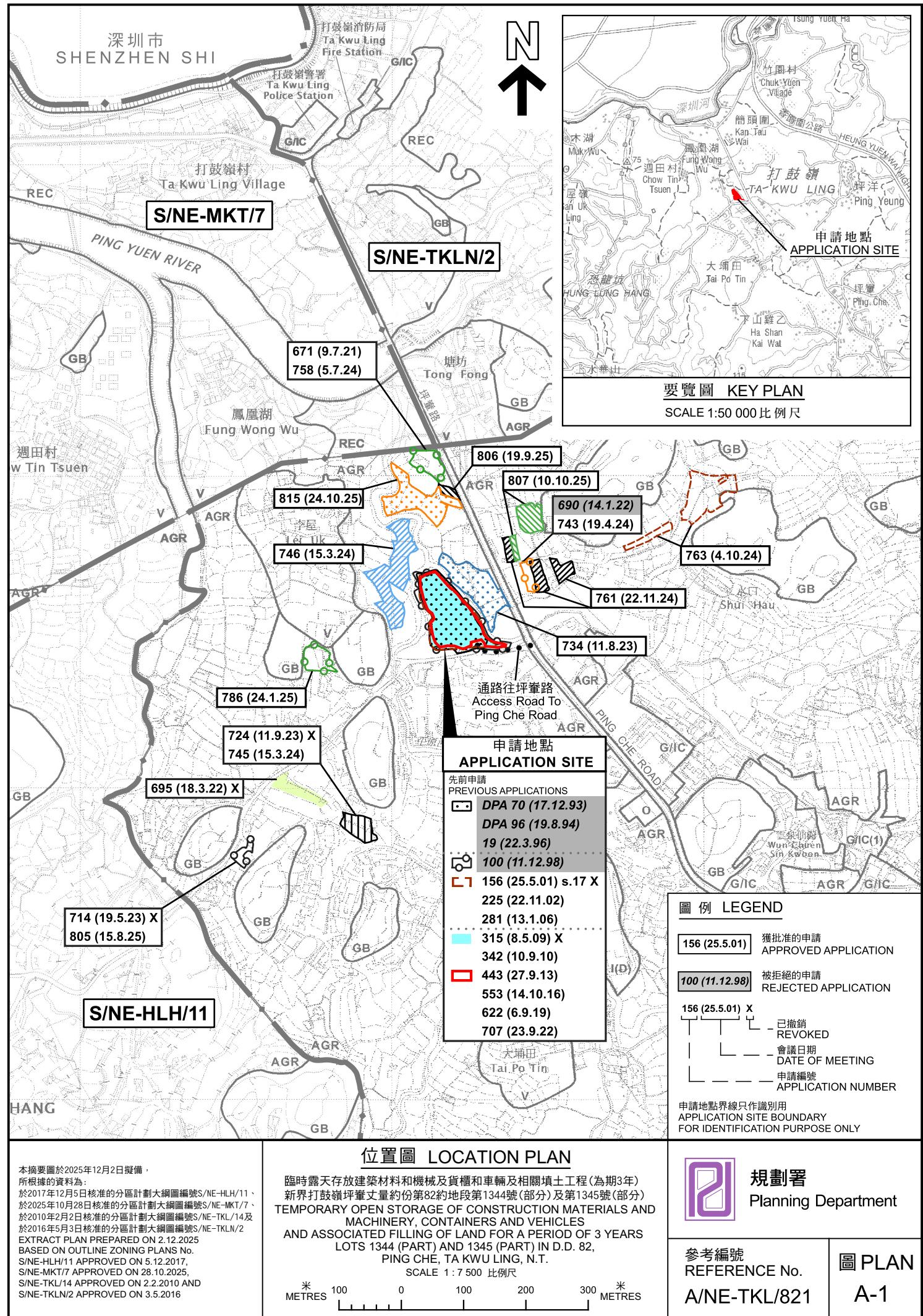
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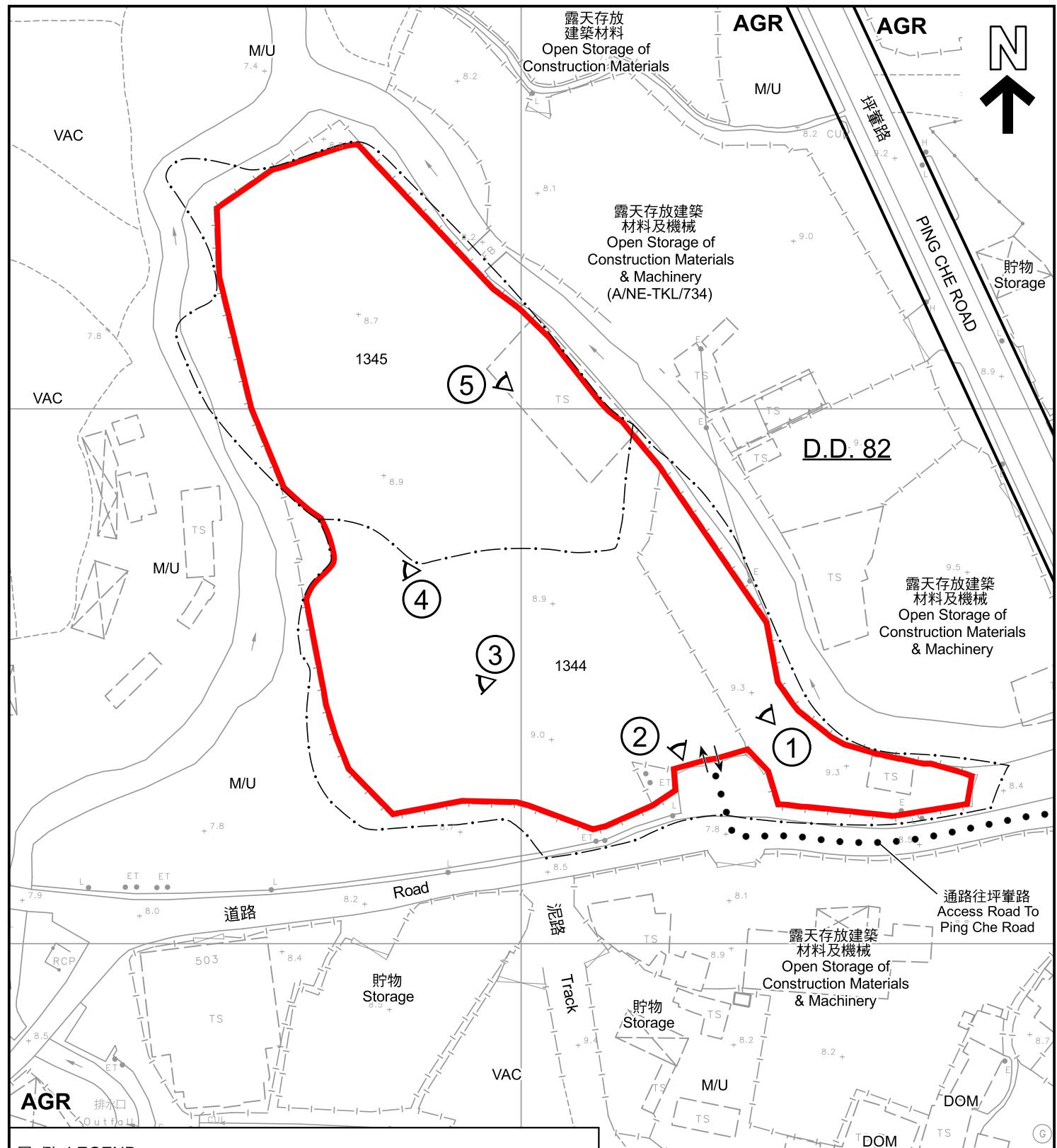
A/NE-TKL/821

繪圖

DRAWING A-4

(來源：申請人於2025年10月13日呈交的資料)  
(SOURCE : APPLICANT'S SUBMISSION ON 13.10.2025)





## 圖 例 LEGEND

申請地點（界線只作識別用）  
APPLICATION SITE (BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY)

農業  
AGRICULTURE

→ 入口/出口  
← INGRESS / EGRESS

## DOM 住用構築物 DOMESTIC STRUCTURE

M/U 荒地  
UNUSED LAND

VAC 空置  
VACANT

### ① 實地照片

① ◀ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

## 註釋 Notes :

2025年10月21日勘測的土地用途

Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 21.10.2025

本摘要圖於2025年11月19日擬備，  
所根據的資料為測量圖編號  
3-NW-18A及18C  
**EXTRACT PLAN PREPARED ON 19.11.2025**  
**BASED ON SURVEY SHEETS No.**  
3-NW-18A & 18C

臨時露天存放建築材料和機械及貨櫃和車輛及相關填土工程(為期3年)  
新界打鼓嶺坪輦丈量約份第82約地段第1344號(部分)及第1345號(部分)  
**TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND  
MACHINERY, CONTAINERS AND VEHICLES  
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS  
LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82,  
PING CHE, TA KWU LING, N.T.**



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/NE-TKL/821

圖 PLAN  
A-2



#### 圖例 LEGEND

申請地點（界線只作識別用）  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年11月7日擬備，  
所根據的資料為地政總署於2024年11月7日  
拍得的航攝照片編號E241225C  
EXTRACT PLAN PREPARED ON 7.11.2025  
BASED ON AERIAL PHOTO No. E241225C  
TAKEN ON 7.11.2024 BY  
LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

臨時露天存放建築材料和機械及貨櫃和車輛及相關填土工程(為期3年)  
新界打鼓嶺坪輒丈量約份第82約地段第1344號(部分)及第1345號(部分)  
TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND  
MACHINERY, CONTAINERS AND VEHICLES  
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS  
LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82,  
PING CHE, TA KWU LING, N.T.



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/NE-TKL/821

圖 PLAN  
A-3



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本圖於2025年11月6日擬備， 所根據的資料為攝於2025年10月21日 的實地照片 PLAN PREPARED ON 6.11.2025 BASED ON SITE PHOTOS TAKEN ON 21.10.2025</p>	<p><u>實地照片 SITE PHOTOS</u></p> <p>臨時露天存放建築材料和機械及貨櫃和車輛及相關填土工程(為期3年) 新界打鼓嶺坪輦丈量約份第82約地段第1344號(部分)及第1345號(部分) TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY, CONTAINERS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82, PING CHE, TA KWU LING, N.T.</p>	<p> <b>規劃署</b> Planning Department</p> <p>參考編號 REFERENCE No. A/NE-TKL/821</p> <p>圖 PLAN A-4a</p>
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申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月6日擬備，  
所根據的資料為攝於2025年10月21日  
的實地照片  
PLAN PREPARED ON 6.11.2025  
BASED ON SITE PHOTOS TAKEN ON  
21.10.2025

#### 實地照片 SITE PHOTOS

臨時露天存放建築材料和機械及貨櫃和車輛及相關填土工程(為期3年)  
新界打鼓嶺坪輦丈量約份第82號地段第1344號(部分)及第1345號(部分)  
TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND  
MACHINERY, CONTAINERS AND VEHICLES  
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LOTS 1344 (PART) AND 1345 (PART) IN D.D. 82,  
PING CHE, TA KWU LING, N.T.



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/NE-TKL/821

圖 PLAN  
A-4b