

2026年 1月 0 日  
收到・城市規劃委員會  
只會在收到所有申請文件後才正式開始收到  
申請的日期

This document is received by the Town Planning Board on 2026-01-08.  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.tpb.gov.hk/zh/plan\\_application/apply.html](https://www.tpb.gov.hk/zh/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502 8/2 16/12 By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KL/831
	Date Received 收到日期	2026-01-08

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

Weisheng Transportation & Enterprises Company Limited 威盛運輸企業有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 7 (Part), 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B and 11 (Part) in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 16,115 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 10,400 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 42 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Industrial (Group D)" zones
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"<sup>\*\*</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>\*\*</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>\*\*</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>\*\*</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>\*\*</sup>.  
並不是「現行土地擁有人」<sup>\*\*</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>\*\*</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>\*\*</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"<sup>\*\*</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>\*\*</sup>的同意。

Details of consent of "current land owner(s)" <sup>**</sup> obtained 取得「現行土地擁有人」 <sup>**</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#\*</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on 02/12/2025 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/11/2025 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- others (please specify)  
其他(請指明)

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown), Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期
 year(s) 年 ..... 3  
 month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 10,846 .....sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 5,269 .....sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 8

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 10,400 .....sq.m About 約

Proposed gross floor area 擬議總樓面面積 ..... 10,400 .....sq.m About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.O.A.)	4,300 sq' (ABOUT)	8,600 sq' (ABOUT)	13 m (ABOUT) (2 STOREY)
B2	COVERED PARKING SPACES	380 sq' (ABOUT)	380 sq' (ABOUT)	9 m (ABOUT) (2 STOREY)
B3	SITE OFFICE AND WASHROOM	180 sq' (ABOUT)	1,120 sq' (ABOUT)	9 m (ABOUT) (2 STOREY)
B4	SITE OFFICE	54 sq' (ABOUT)	54 sq' (ABOUT)	2.8 m (ABOUT) (1 STOREY)
B5	METER ROOM	15 sq' (ABOUT)	15 sq' (ABOUT)	2.8 m (ABOUT) (1 STOREY)
B6	METER ROOM	15 sq' (ABOUT)	15 sq' (ABOUT)	2.8 m (ABOUT) (1 STOREY)
B7	SITE OFFICE	54 sq' (ABOUT)	54 sq' (ABOUT)	2.8 m (ABOUT) (1 STOREY)
B8	SITE OFFICE AND WASHROOM	180 sq' (ABOUT)	1,080 sq' (ABOUT)	9 m (ABOUT) (2 STOREY)
TOTAL		5,269 sq' (ABOUT)	16,889 sq' (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 10

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... 9

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明)

Container Vehicle/Tractor Spaces ..... 5

Container Trailer Spaces ..... 9

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴士位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... N/A

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

Others (Please Specify) 其他 (請列明) ..... Container Vehicles ..... 8

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 07:00 to 19:00. No operation on Sundays and public holidays. ..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Ping Che Road via a local access. .....</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 16,115 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 1.9 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>..... .....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會的情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司



Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

15/12/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 7 (Part), 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B and 11 (Part) in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories
Site area 地盤面積	16,115 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 42 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" and "Industrial (Group D)" zones
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown), Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	10,400 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than m 米 不多於)
		N/A	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	2.8 - 13 (about)	<input type="checkbox"/> (Not more than m 米 不多於)
		1 - 2	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	33	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		33
	Private Car Parking Spaces 私家車車位		10
Motorcycle Parking Spaces 電單車車位		N/A	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		9	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A	
Others (Please Specify) 其他 (請列明)			
Container Vehicle/Tractor Spaces		5	
Container Trailer Spaces		9	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		8	
Taxi Spaces 的士車位		N/A	
Coach Spaces 旅遊巴車位		N/A	
Light Goods Vehicle Spaces 輕型貨車車位		N/A	
Medium Goods Vehicle Spaces 中型貨車車位		N/A	
Heavy Goods Vehicle Spaces 重型貨車車位		N/A	
Others (Please Specify) 其他 (請列明)			
Container Vehicles		8	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status/filling of land off/at the Site; Swept path analysis; and Plan showing the Site under TPB PG No. 13G</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」; 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 7 (Part), 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B and 11 (Part) in D.D. 84 and Adjoining Government Land (GL), Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)), Medium Goods Vehicles (MGV) and Container Tractor/Trailer (CV/T) Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 The applicant's original business premises in Kwu Tung was affected by the Government's land resumption to facilitate the development of Kwu Tung North New Development Area (KTN NDA). Subsequently, the applicant submitted a S.16 planning application (No. A/NE-TKL/755) to facilitate the relocation of the original premises at the current Site, and that was approved by the Board in 2024. Since then, the applicant has made effort in complying with approval conditions and works related to the relocation of the premises.
- 1.3 Furthermore, portion of the Site is the subject a previous S.16 planning application (No. A/NE-TKL/757) for 'Proposed Temporary Warehouse (Excluding D.G.G.)', which the application was approved by the Board for a temporary basis of 3 years in 2024. Since the application sites (Nos. A/NE-TKL/755 and 757) are adjacent to each other, the applicant intends to submit a new application to facilitate comprehensive management of the overall operation.

### **2) Planning Context**

- 2.1 The Site currently falls within areas zoned as "Agriculture" ("AGR") and "Industrial (Group D)" ("I(D)") 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' and 'container vehicle park' is neither column one nor column two uses within "AGR" zone; whilst 'warehouse' and 'container vehicle park' uses are column one and two uses within "I(D)" zone respectively, which requires planning permission from the Board.
- 2.2 Although majority of the Site falls within "AGR" zone, there is no active agricultural activities found within the Site. Under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), the proposed use (i.e. *container vehicle park*) is considered as port back-up uses,

hence, this guideline is relevant. Northern portion of the Site falls within Category 2 area, and southern portion of the Site falls within Category 3 area; whilst the remaining minor portion falls within Category 1 area. All portions are 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.

- 2.3 The Site is surrounded by open storage yards and sites occupied by temporary structures for workshop and warehouse uses, hence, the proposed development with a few low-rise temporary structures is considered not incompatible with the surroundings. Furthermore, the proposed development is intended to serve the needs of the applicant which are involved in warehousing and the usage of heavy vehicles. Hence, it would better utilise precious land resources in the New Territories.
- 2.4 Various 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/803) 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.
- 2.5 In addition, the Site is the subject of four previous approved S.16 planning applications, whilst the latest applications (Nos. A/NE-TKL/755 and 757<sup>1</sup>) are for 'MGV and CV/T park' and 'warehouse' uses, therefore, approval of the current application is in line with the Board's previous decisions. Comparing with the previous applications (Nos. A/NE-TKL/755 and 757), most of the development parameters (e.g. plot ratio (PR) , gross floor area (GFA), etc.) were amended so that a different layout with a larger circulation space is adopted to meet the applicant's operational need. Details of the differences between the previous applications (Nos. A/NE-TKL/755 and 757) and the current submission are shown at **Appendix I** and **Table 1** below:

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<sup>1</sup> For information, application No. A/NE-TKL/755 is submitted by the same applicant; whilst No. A/NE-TKL/757 is submitted by a different applicant from the current application.

**Table 1** - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous Application (No. A/NE-TKL/755) (a)	Previous application (No. A/NE-TKL/757) (b)	Current Application (c)	Difference (c) - [(a) + (b)]
Site Area	11,942 m <sup>2</sup> (about)	7,508 m <sup>2</sup> (about)	16,115 m <sup>2</sup> (about)	+3,335 m <sup>2</sup> , (+17 %)
Covered Area	547 m <sup>2</sup> (about)	3,402 m <sup>2</sup> (about)	5,269 m <sup>2</sup> (about)	+1,320 m <sup>2</sup> , (+25 %)
GFA	1,094 m <sup>2</sup> (about)	6,804 m <sup>2</sup> (about)	10,400 m <sup>2</sup> (about)	+2,502 m <sup>2</sup> , (+32 %)
Building Height	8 m (about)	13 m (about)	2.8 m - 13 m (about)	-

2.6 The applicants of both applications have made effort to comply with approval conditions of the previous applications (Nos. A/NE-TKL/755 and 757), details are shown at **Table 2** below:

**Table 2** - Details of Compliance with Approval Conditions of the Previous Applications

Approval Conditions of Applications No. A/NE-TKL/755 and 757		Date of Compliance
(d)	The submission of a drainage impact assessment (DIA)	06.11.2024
(e)	The provision of drainage facilities	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	17.10.2024
(h)	The implementation of the FSIs proposal	Not complied with
(i)	The implementation of traffic management measures	Not complied with

2.7 During the approval period of the previous applications (Nos. A/NE-TKL/755 and 757), the applicants have made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicants made several submissions for compliance with condition (d) of both applications in 2024, and the latest submissions were both considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 06.11.2024. The applicants have started the site preparation works, and the proposed drainage facilities will be implemented after the site formation works are completed.

2.8 The applicants submitted FSIs proposals to comply with condition (g) of both applications on 26.09.2024 and both submissions were considered acceptable by Director of Fire Service on 17.10.2024. Since prior approval of Short Term Waiver (STW) is required for erection of

structure at the Site before implementing the FSIs proposal, the applicants submitted STW application to the District Lands Officer/North, Lands Department (DLO/N, LandsD) in 2025. The applicants are still pending reply from DLO/N, LandsD. As no structure is permitted to be erected before granting of STW, no FSIs could be implemented.

2.9 Due to the change of site boundary and internal layout of the current application, the updated DIA is provided in support of the current application (**Appendix II**).

### 3) Development Proposal

3.1 The Site occupies an area of 16,115 m<sup>2</sup> (about), including 42 m<sup>2</sup> (about) of GL (**Plans 1 and 3**). 8 structures are provided at the Site for warehouse (excluding D.G.G.), covered parking spaces, site office, washroom and meter room with the total GFA of 10,400 m<sup>2</sup> (**Plan 5**). Other parts of the Site are proposed for parking spaces for private car (PC), MGV, CV/T and container trailer (CT), loading/unloading spaces for container vehicles (CVs) as well as circulation space. Ancillary facilities, including site office, washroom and meter room, are intended for operational needs and to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the site would accommodate 40 nos. of staff. As the Site is for warehouse (excluding D.G.G.) and vehicle park use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 3** below:

**Table 3 - Major Development Parameters**

<b>Application Site Area</b>	16,115 m <sup>2</sup> (about), including 42 m <sup>2</sup> of GL (about)
<b>Covered Area</b>	5,269 m <sup>2</sup> (about)
<b>Uncovered Area</b>	10,846 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.65 (about)
<b>Site Coverage</b>	33 % (about)
<b>Number of Structure(s)</b>	8
<b>Total GFA</b>	10,400 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,400 m <sup>2</sup> (about)
<b>Building Height</b>	2.8 m - 13 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 The warehouse is proposed for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture, etc.) to support the local warehousing and storage industry also. No dangerous goods will be stored at the Site and no open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.
- 3.3 The entire Site is proposed to be filled with concrete with proposed site level at +10.2 mPD (about), which also tallies with the previous applications (Nos. A/NE-TKL/755 and 757) (**Plan 6**). The filling of land is to facilitate a flat surface for site formation of structures, parking and L/UL spaces and circulation space 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 during the planning approval period.
- 3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). The operation hours of the proposed development are Mondays to Saturdays from 07:00 to 19:00. There will be no operation on Sundays and public holidays. A total of 41 parking and L/UL spaces will be provided at the Site, details of parking space provisions are shown at **Table 4** below:

**Table 4 - Parking Provision**

Types of Space	No. of Spaces
PC Parking Space - 2.5 m (W) x 5 m (L)	10
MGV Parking Space - 3.5 m (W) x 11 m (L)	9
CV/T Parking Space - 3.5 m (W) x 16 m (L)	5
CT Parking Space - 3.5 m (W) x 16 m (L)	9
CV L/UL Space - 3.5 m (W) x 16 m (L)	8

- 3.5 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 7**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 5** below), adverse traffic impacts arising from the proposed

development should not be anticipated.

**Table 5 - Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction						
	PC		MGV		CV/T		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:00 - 08:00)	10	0	7	2	10	5	34
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	10	2	7	5	10	34
Traffic trip per hour (average)	2	2	3	3	6	6	22

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.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission and implementation of the updated DIA to mitigate any adverse impact arising from the proposed development after the planning application 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 Dangerous Goods Godown), Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

December 2025

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Plan Showing the Application Site under TPB PG No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Land Filling Plan
<b>Plan 7</b>	Swept Path Analysis

## **APPENDICES**

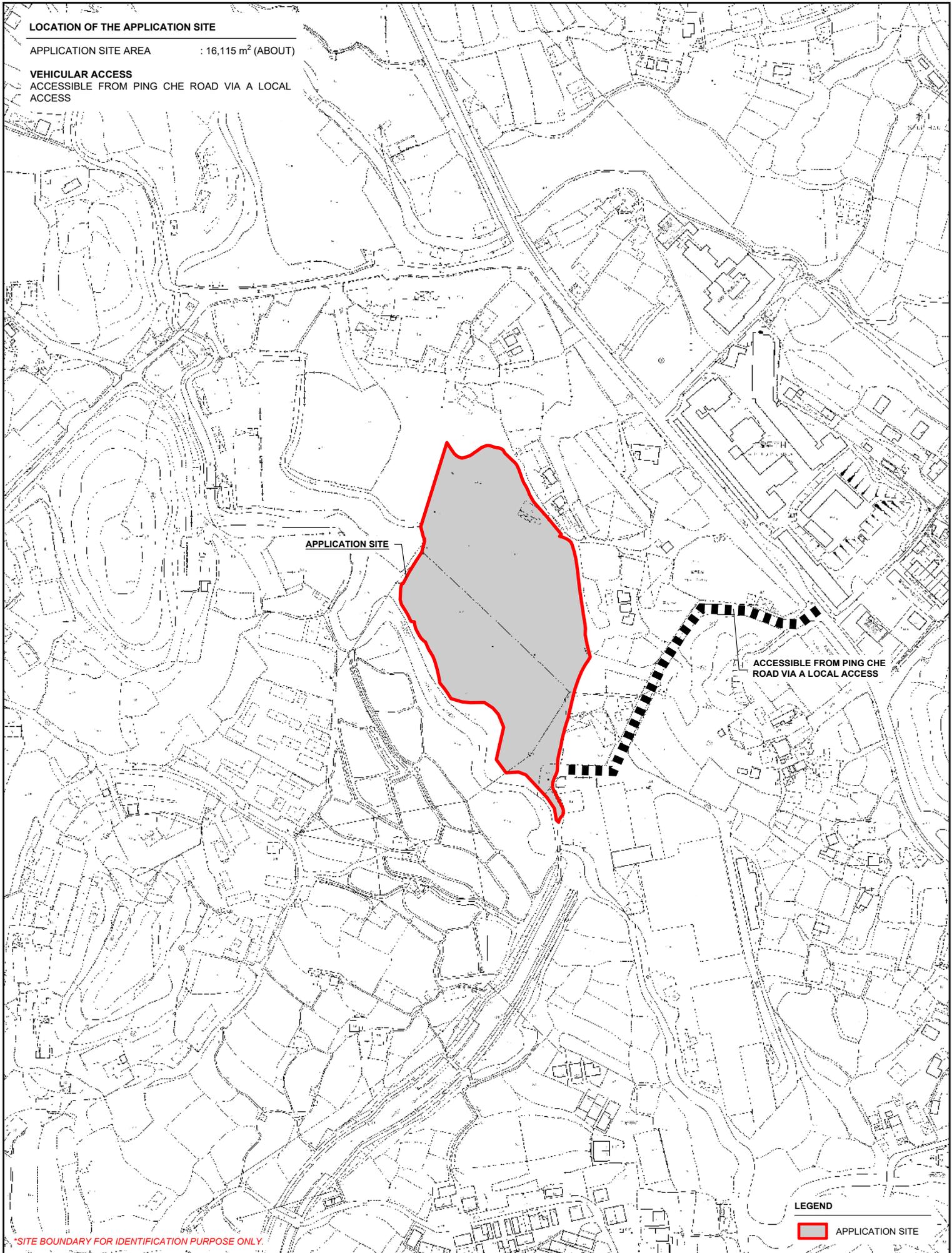
<b>Appendix I</b>	Comparison Table Showing the Differences of Previous Applications Nos. A/NE-TKL/755 and 757
<b>Appendix I</b>	Drainage Impact Assessment

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,115 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

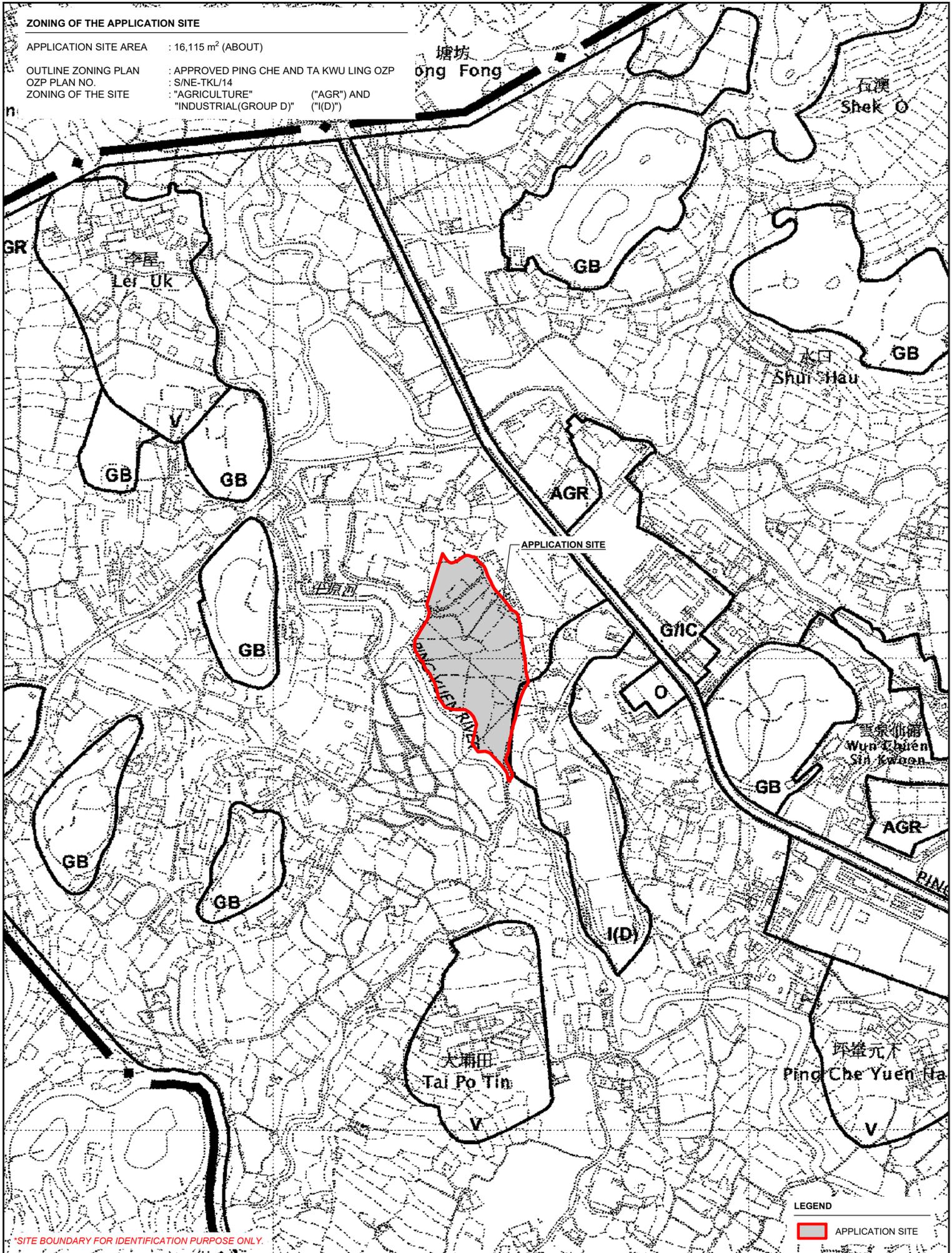
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 3000 @ A4		TITLE LOCATION PLAN	
			DRAWN BY MN	DATE 17.11.2025	DWG NO. PLAN 1	VER. 001
			REVISED BY	DATE		



**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,115 m<sup>2</sup> (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") AND  
 "INDUSTRIAL(GROUP D)" ("(D)")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

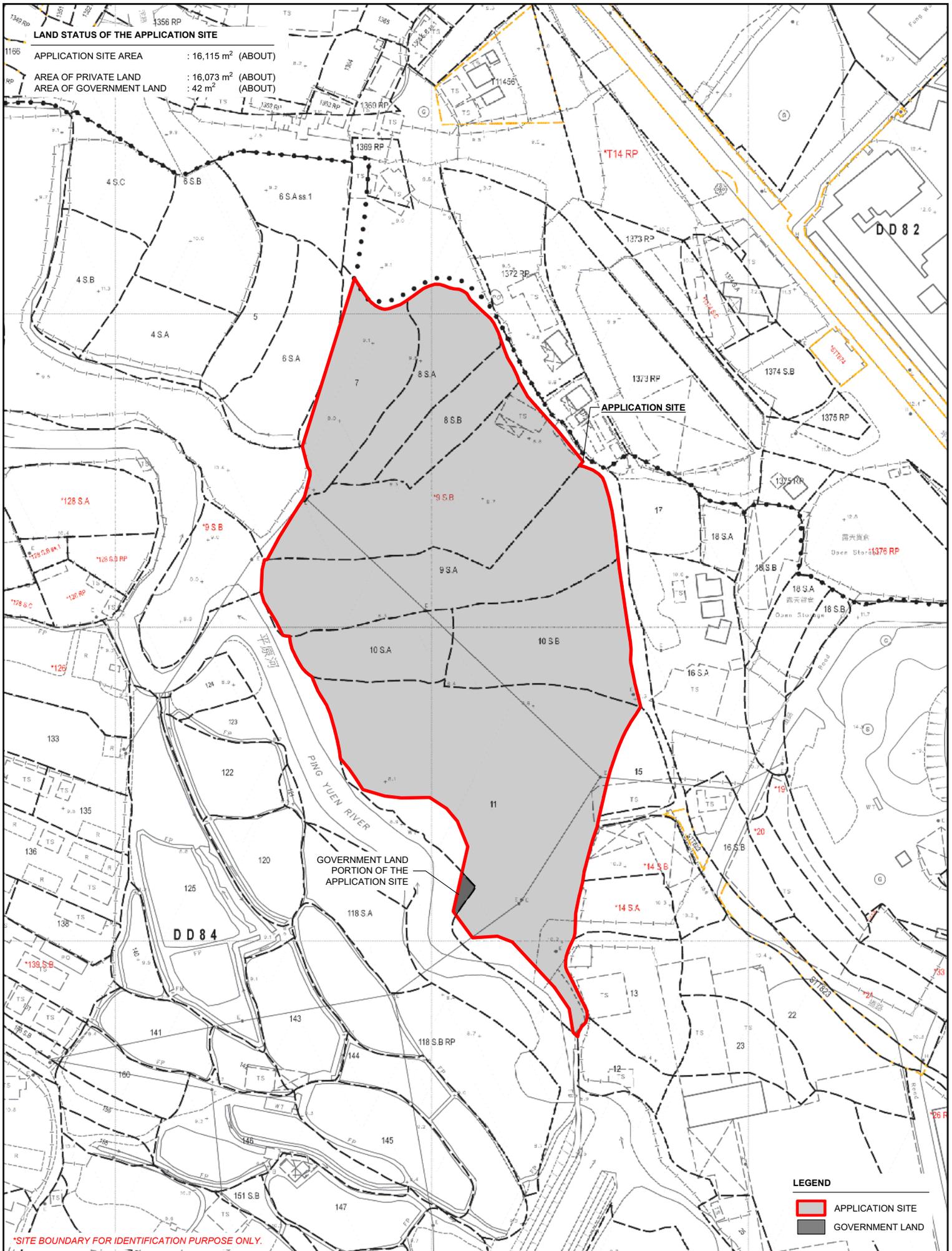
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 5000 @ A4	TITLE ZONING PLAN	
			DRAWN BY MN	DATE 17.11.2025	
		REVISED BY		DATE	

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,115 m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 16,073 m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : 42 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT  	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE LAND STATUS	
			DRAWN BY MN	DATE 17.11.2025	DWG NO. PLAN 3	VER. 001

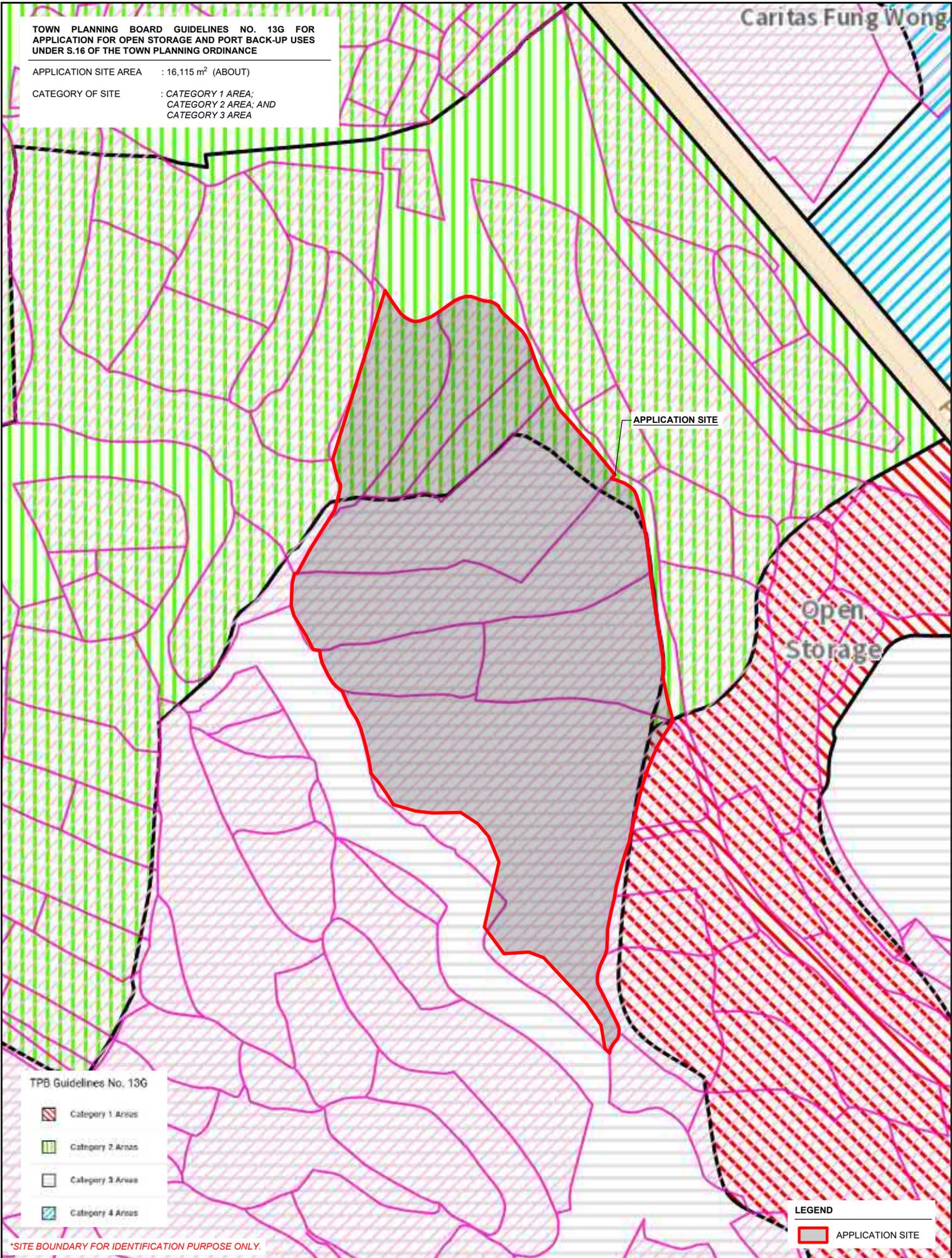


TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 16,115 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 1 AREA;  
CATEGORY 2 AREA; AND  
CATEGORY 3 AREA

Caritas Fung Wong



APPLICATION SITE

Open Storage

TPB Guidelines No. 13G

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

LEGEND

 APPLICATION SITE

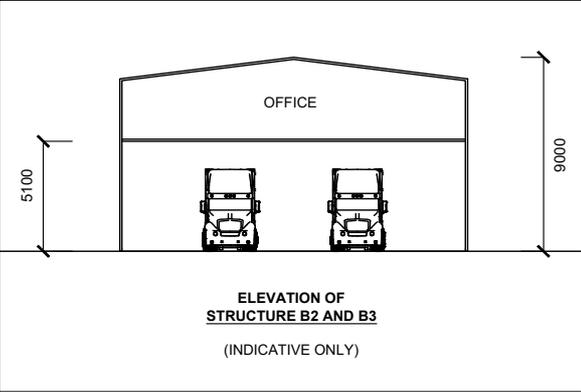
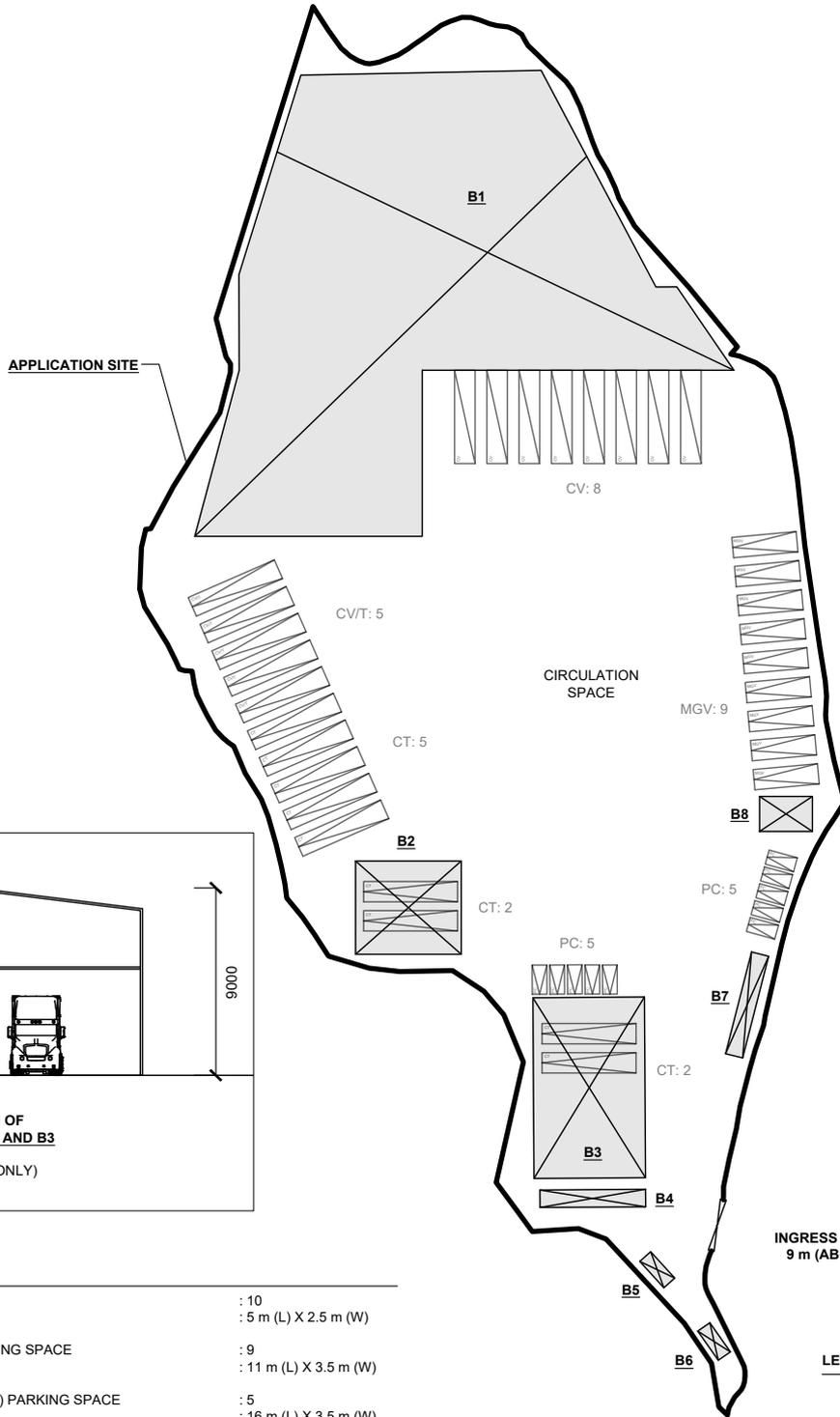
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE TPB PG-NO. 13G		
			DRAWN BY MN	DATE 17.11.2025	DWG NO. PLAN 4	VER. 001	

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 16,115 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 5,269 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 10,846 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.65	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 10,400 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 10,400 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	4,200 m <sup>2</sup> (ABOUT)	8,400 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED PARKING SPACES, SITE OFFICE AND WASHROOM	288 m <sup>2</sup> (ABOUT)	576 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACES, SITE OFFICE AND WASHROOM	589 m <sup>2</sup> (ABOUT)	1,178 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(2-STOREY)
B4	SITE OFFICE	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B7	SITE OFFICE	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND WASHROOM	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>5,269m<sup>2</sup> (ABOUT)</b>	<b>10,400 m<sup>2</sup> (ABOUT)</b>	



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE (MGV) PARKING SPACE	: 9
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF CONTAINER VEHICLE / TRACTOR (CV/T) PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)
NO. OF CONTAINER TRAILER (CT) PARKING SPACE	: 9
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

**LOADING / UNLOADING PROVISIONS**

NO. OF LOADING / UNLOADING (L/UL) SPACE FOR CONTAINER VEHICLE (CV)	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (MGV)
- PARKING SPACE (CV/T)
- PARKING SPACE (CT)
- L/UL SPACE (CV)
- INGRESS / EGRESS

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 1250 @ A4	TITLE LAYOUT PLAN		NORTH 
			DRAWN BY MN	DATE 8.12.2025	DWG NO. PLAN 5	
			REVISED BY	DATE		

**APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 16,115 m<sup>2</sup> (ABOUT)  
 SITE LEVELS BEFORE FILLING OF LAND : +8.3 mPD TO +8.9 mPD (ABOUT)



**LEGEND**

-  APPLICATION SITE
- +8.3** SITE LEVEL BEFORE FILLING

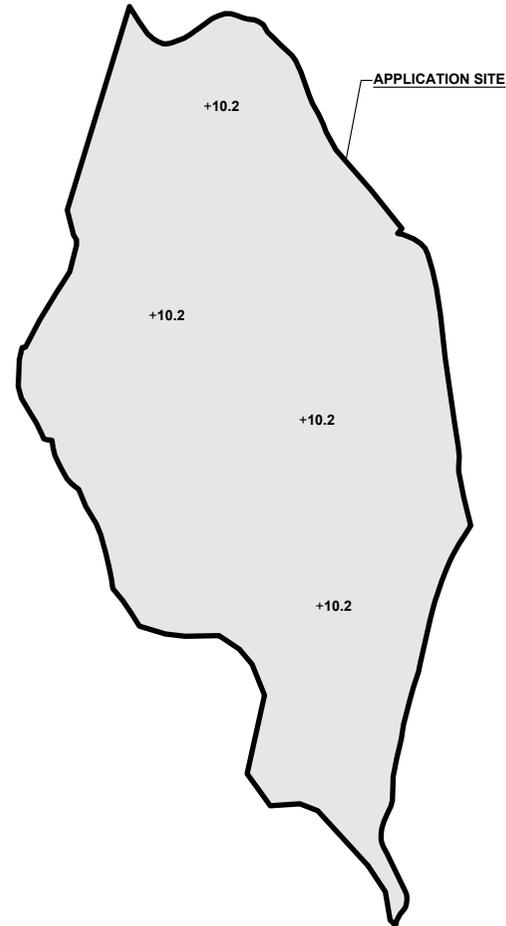
SITE LEVELS ARE FOR REFERENCE ONLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**PROPOSED FILLING OF LAND AREA**

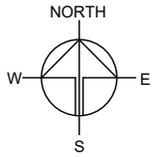
APPLICATION SITE AREA : 16,115 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 4,755 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLED AREA : 16,115 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 1.9 m  
 EXISTING SITE LEVELS : +10.2 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : SITE FORMATION OF STRUCTURES,  
 PARKING AND LOADING/UNLOADING  
 SPACES, CIRCULATION AREA

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



**LEGEND**

-  APPLICATION SITE
-  FILLING OF LAND AREA
- +10.2** SITE LEVEL AFTER FILLING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	17.11.2025

REVISED BY	DATE

APPROVED BY	DATE

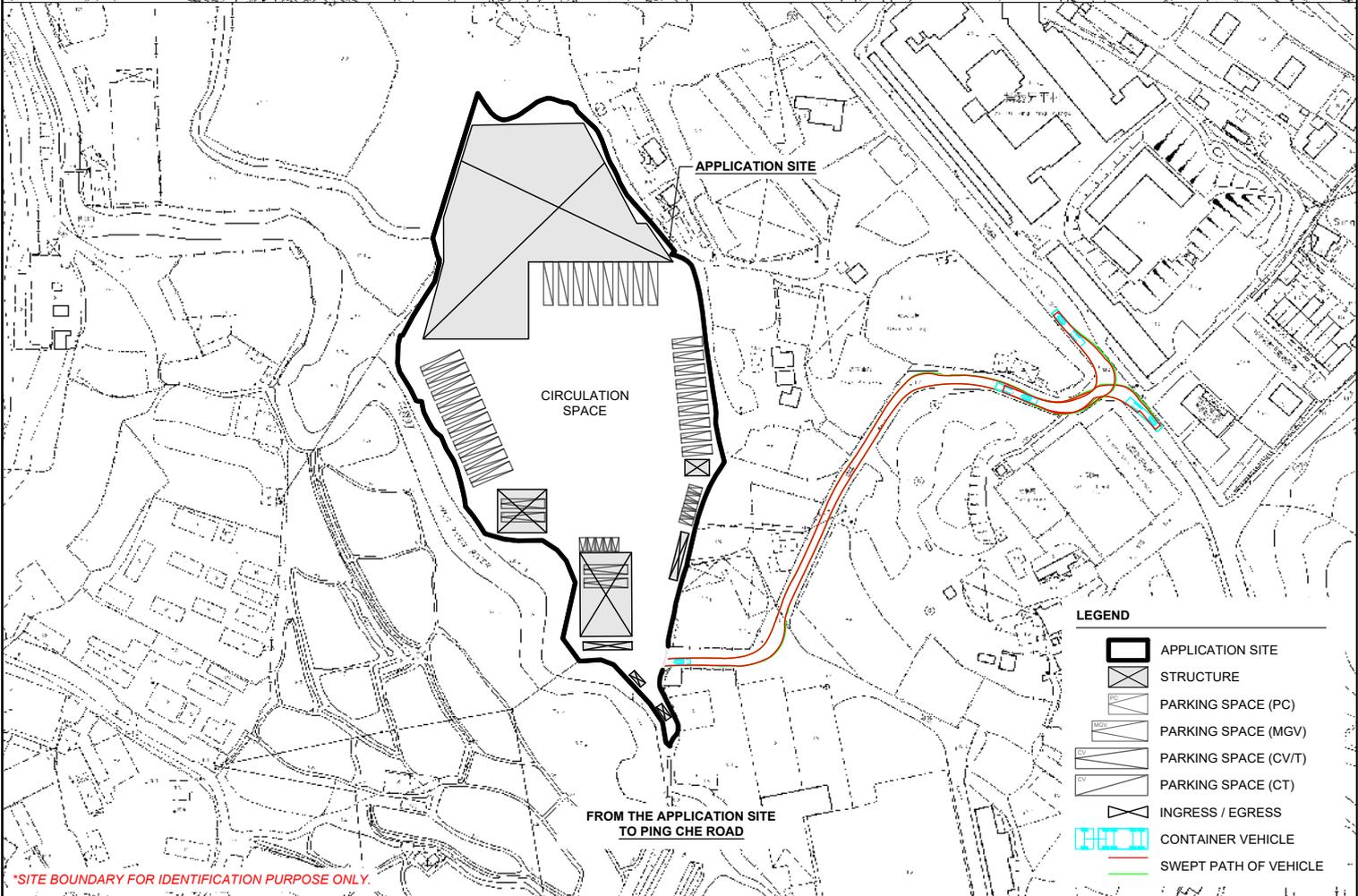
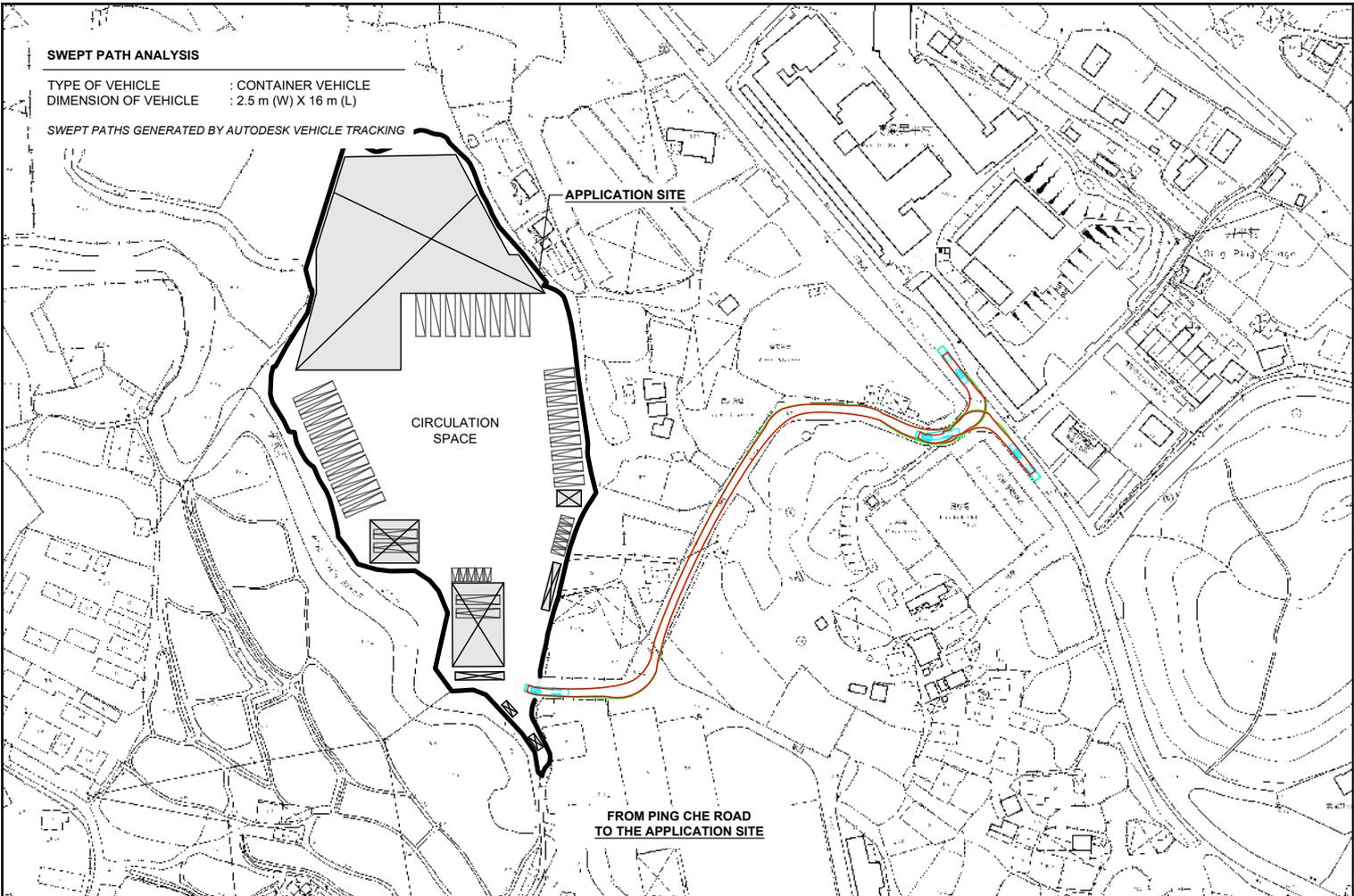
DWG. TITLE  
 FILLING OF LAND

DWG NO.	VER.
PLAN 6	001

**SWEPT PATH ANALYSIS**

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

- LEGEND**
- APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE (PC)
  - PARKING SPACE (MGV)
  - PARKING SPACE (CV/T)
  - PARKING SPACE (CT)
  - INGRESS / EGRESS
  - CONTAINER VEHICLE
  - SWEEP PATH OF VEHICLE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 2500 @ A4		TITLE SWEPT PATH ANALYSIS	
			DRAWN BY MN	DATE 8.12.2025	DWG NO. PLAN 7	VER. 001



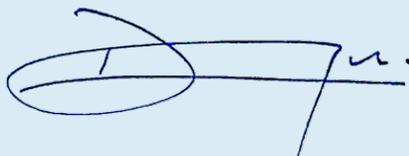
**Appendix I - Comparison of Details Between the Previous Applications (No. A/NE-TKL/755 and 757) and the Current Application**

Development Parameters	Previous Application (No. A/NE-TKL/755) (a)	Previous application (No. A/NE-TKL/757) (b)	Previous Applications Combined (Nos. A/NE-TKL/755 and 757) (c)	Current Application (d)	Difference (d) - (c)
Site Area	11,942 m <sup>2</sup> (about)	7,508 m <sup>2</sup> (about)	19,450 m <sup>2</sup> (about)	16,115 m <sup>2</sup> (about)	-3,335 m <sup>2</sup> (-17.1 %)
Covered Area	547 m <sup>2</sup> (about)	3,402 m <sup>2</sup> (about)	3,949 m <sup>2</sup> (about)	5,269 m <sup>2</sup> (about)	+1,320 m <sup>2</sup> (+33.4 %)
Uncovered Area	11,395 m <sup>2</sup> (about)	4,106 m <sup>2</sup> (about)	15,501 m <sup>2</sup> (about)	10,846 m <sup>2</sup> (about)	-4,655 m <sup>2</sup> (-30.0 %)
Gross Floor Area	1,094 m <sup>2</sup> (about)	6,804 m <sup>2</sup> (about)	7,898 m <sup>2</sup> (about)	10,400 m <sup>2</sup> (about)	+2,502 m <sup>2</sup> (+31.7 %)
Plot Ratio	0.09 (about)	0.91 (about)	1.00 (about)	0.64 (about)	-0.36 (-36.0 %)
Site Coverage	5 % (about)	45 % (about)	50% (about)	32% (about)	-18 % (-36.0 %)
No. of Structure	1	1	2	8	+6 (+300.0 %)
Building Height	8 m (about)	13 m (about)	8 m - 13 m (about)	2.8 m - 13 m (about)	-
No. of Storey	2	2	2 (Max)	1 - 2	-
No. of Private Car Parking Space	7	4	11	10	-1 (-9.1 %)
No. of Medium Goods Vehicle Parking Space	16	-	16	9	-7 (-43.8 %)
No. of Medium Goods Vehicle Loading/ Unloading Space	0	3	3	0	-3 (-300 %)
No. of Container Vehicle/Tractor Parking Space	15	0	15	5	-10 (-66.7 %)
No. of Container Trailer Parking Space	10	0	10	9	-1 (-10.0 %)
No. of Container Vehicle Loading/ Unloading Space	0	3	3	8	+5 (+166.67 %)

PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

## Drainage Impact Assessment

**Nov 2025**



Prepared by: YU Cheuk Yin Derek (RP0735920)



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4	Proposed Drainage System .....	5
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Figure 2 – Existing Drainage Plan
Figure 3– Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 – Sections
Figure 6 – Proposed Arrangement of CP1.03 and Storage Tank

## List of Appendix

Appendix A1 – Design Calculation
Appendix A2 - Sizing of Storage Tank
Appendix A3 - Design of Orifice
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 Various Lots in D.D. 84, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Medium Goods and Container Tractor/Trailer Park and Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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. 16,115 m<sup>2</sup>. The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mostly unpaved. Existing levels are various from approximately +9.0 to +10.2 mPD. The site would be concreted for not more than 0.2m for formation of structure and maneuvering of vehicle. No major site formation of the Application Site is anticipated.
- 1.2.3 There is an existing approx.. 12m width watercourse and an approx.. 15m width Ping Yuen River at the west of the site. **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 16,115 m<sup>2</sup>. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m <sup>2</sup> )	16,115
Paved Area after Development (m <sup>2</sup> )	16,115

**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<sub>f</sub> = 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:

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

where,

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

6. Volume of Drainage Detention Tank:

Extreme Rainfall intensity (1 in 10 yr) at North District Area for rainfall duration of 240 mins, I = 44.5 mm/hr

## 4 Proposed Drainage System

### 4.1. Proposed Storage Tank

- 4.1.5 Additional runoff is generated due to the change of hard pavement ratio. Storage tank is proposed to collect the additional runoff from the site, such that there is no drainage impact to the nearby area.
- 4.1.6 The storage tank is proposed to collect the additional runoff for a 1 in 10 year rainfall event for 4 hours. As per the design for volume of storage tank shown in **Appendix A2**, the total storage volume of the storage tank is proposed to be not less than 1,722 m<sup>3</sup>.
- 4.1.7 At the beginning of rainstorm event, runoff would first be discharged to Ping Yuen River by Orifice in CP1.03, and it would discharge to existing stream (the orifice flow to Ping Yuen River is designed to not more than existing flow, see **Appendix A3**). The excessive flow would be stored in the storage tank. According to the checking in **Appendix A3**, the freeboard would be maintained not less than 500mm. The arrangement between CP1.03 and storage tank are shown in **Figure 6**.
- 4.1.8 An interconnection pipe is proposed between IL of storage tank and Ping Yuen River, and the flow is controlled by a penstock. The operation mechanism are as followings:-
- I. The storage tank to be emptied and the penstock to be closed before rainfall event.
  - II. The penstock to be kept close during rainfall event. The rainwater would be discharged by orifice and excessive water to be overflow to storage tank.
  - III. Within 8 hours after rainfall event, by opening the penstock, the water in the storage tank to be drained off to Ping Yuen River by gravity. The penstock to be closed after drain off.

### 4.2. Proposed Channels

- 4.2.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A1**.
- 4.2.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.2.4 Reference Drawings are shown in **Appendix C** for reference. Existing site photos are shown in **Appendix D**.

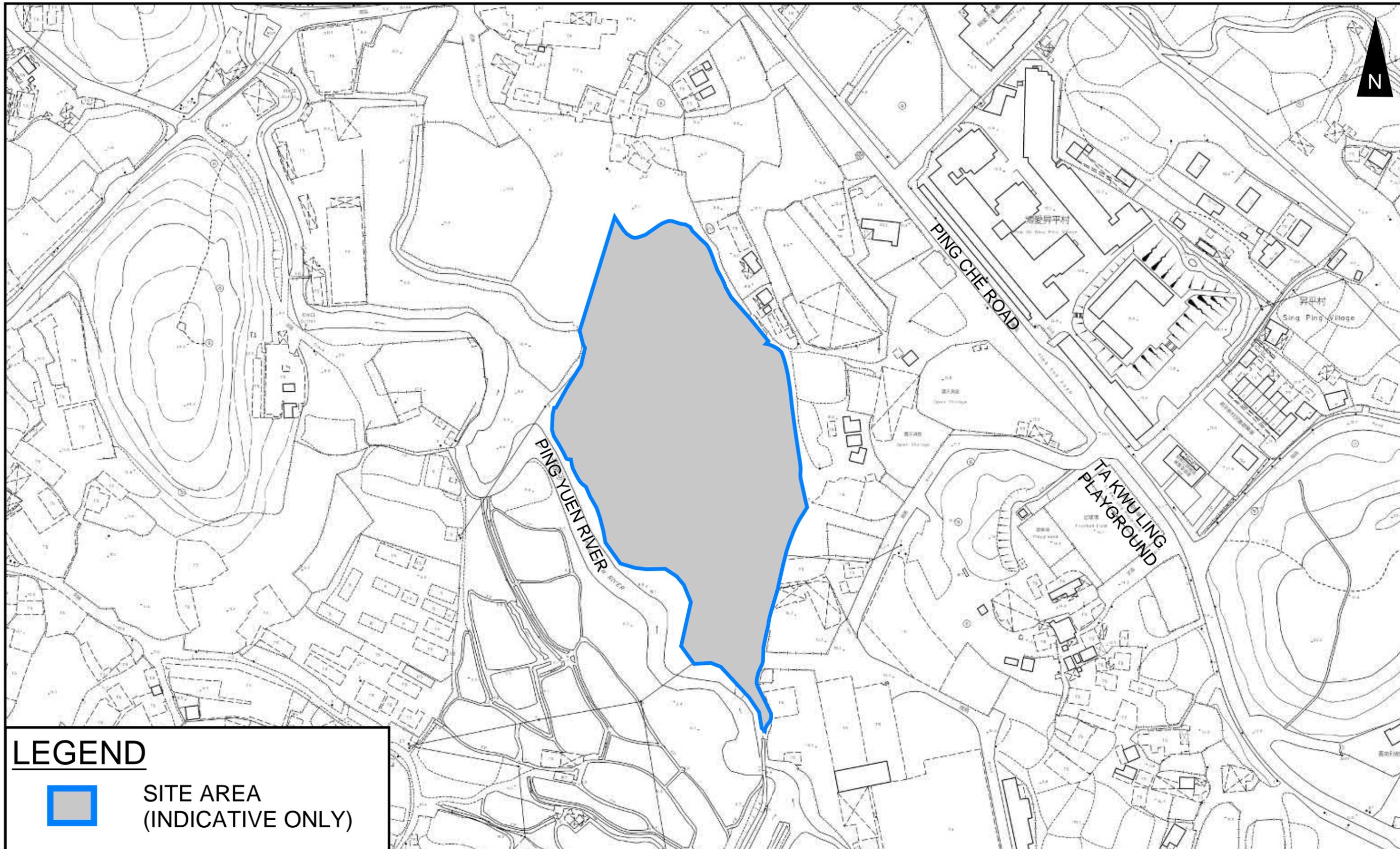
## 5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains, excessive runoff would be overflow to storage tank such that discharge flow rate to existing Ping Yuen River is not more than existing.
- 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 MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**LOCATION:**

VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

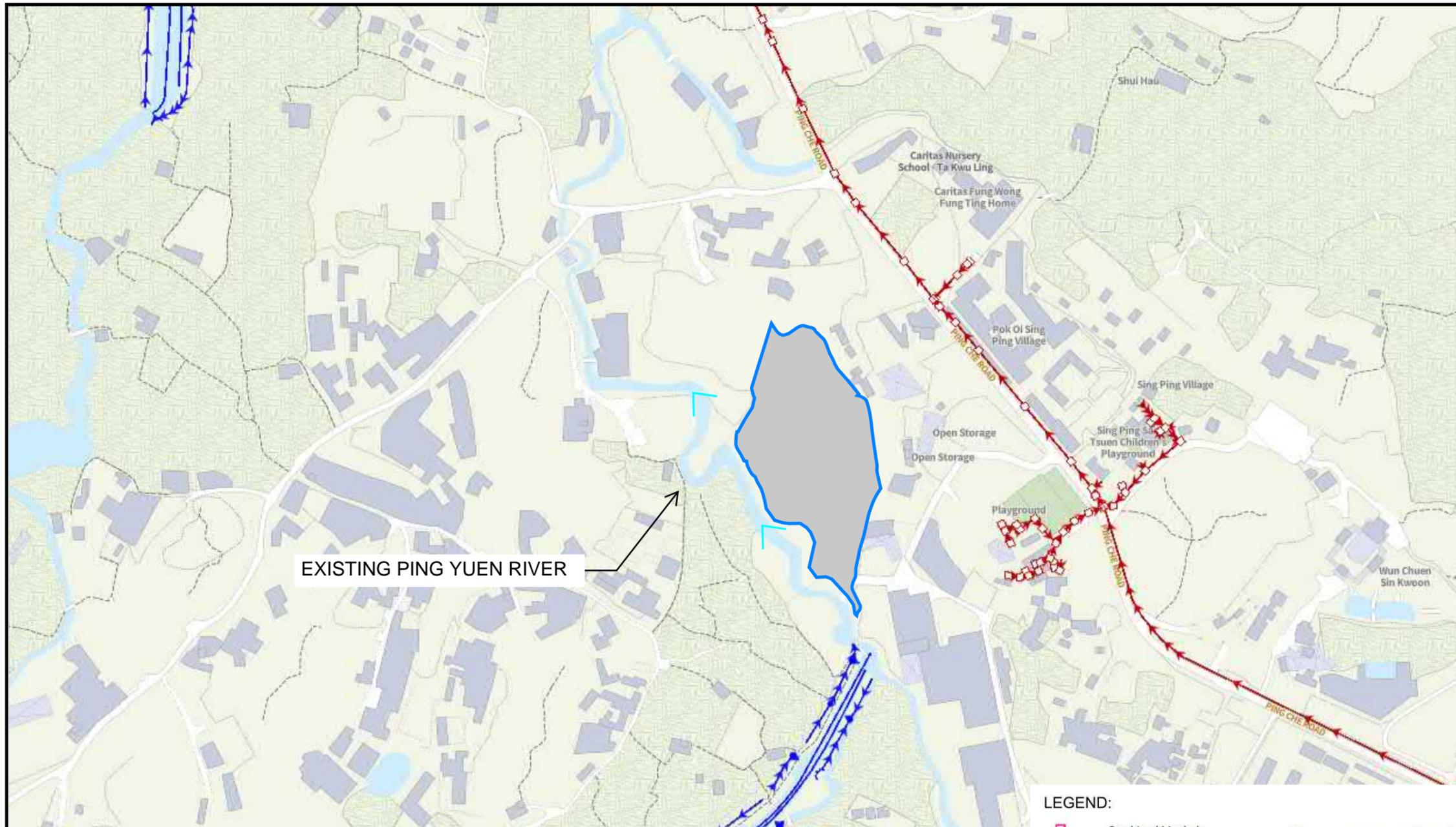
**TITLE**

**SITE LOCATION PLAN**

**FIGURE NUMBER**

**FIGURE 1**

VER	DESCRIPTION	DATE



EXISTING PING YUEN RIVER

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              |  |  |

LEGEND



SITE AREA  
(INDICATIVE ONLY)

PROJECT:

PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER

FIGURE 2

LOCATION:

VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

VER	DESCRIPTION	DATE

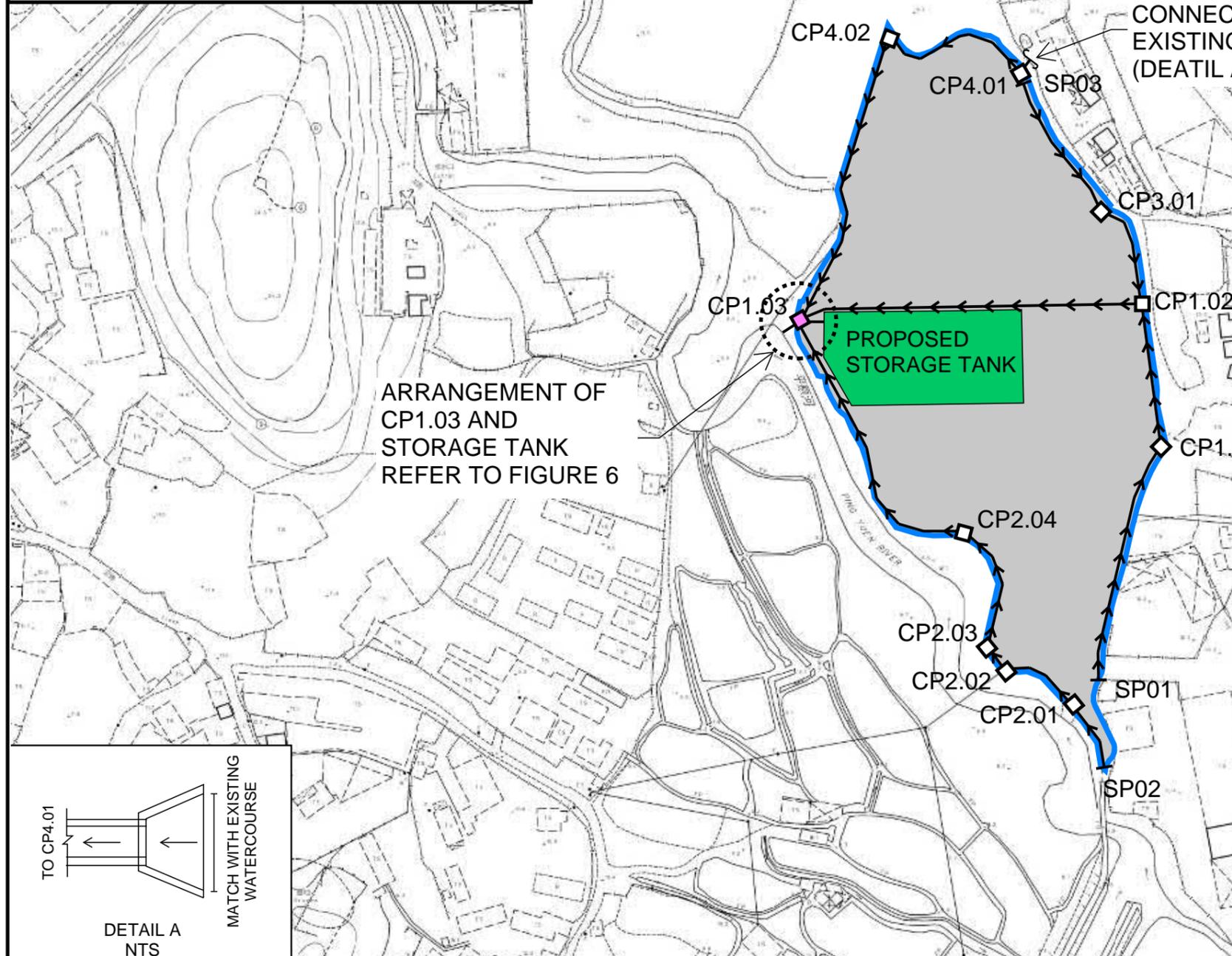
**LEGEND**

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

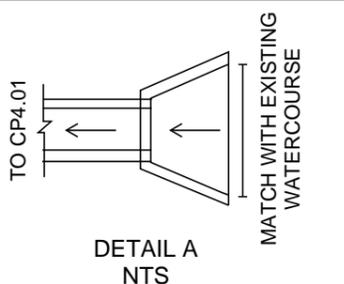


**NOTES:**

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 VERIFIED ON SITE.



DRAINAGE SCHEDULE										
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 #	Remark
SP01	CP1.01	10.2	10	675	300	UC	9.53	9.26	SP	#SP: Start Point
CP1.01	CP1.02	10.0	10.0	1050	300	UC	8.95	8.80	CP	
CP1.02	CP1.03	10.0	10.2	1050	300	UC	8.61	8.25	CP	
CP1.03	Storage Tank	10.2	10.2	1050	300	UC	8.65	8.63	CP	Overflow Channel
CP1.03	Ping Yuen River	10.2	9.0	675	300	UC	8.07	8.05	CP	Channel with Short Pipe to Ping Yuen River
SP02	CP2.01	10.2	10.2	300	400	UC	9.90	9.84	SP	
CP2.01	CP2.02	10.2	10.2	675	400	UC	9.53	9.46	CP	
CP2.02	CP2.03	10.2	10.2	675	400	UC	9.46	9.43	CP	
CP2.03	CP2.04	10.2	10.2	675	400	UC	9.43	9.33	CP	
CP2.04	CP1.03	10.2	10.2	1050	300	UC	9.15	8.83	CP	
SP03	CP3.01	9.6	10.0	675	350	UC	8.93	8.79	SP	
CP3.01	CP1.02	10.0	10.0	750	200	UC	8.79	8.61	CP	
CP4.01	CP4.02	9.6	9.1	750	350	UC	8.85	8.35	CP	
CP4.02	CP1.03	9.1	9.0	750	350	UC	8.35	8.07	CP	



**PROJECT:**  
 PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**TITLE**  
 PROPOSED DRAINAGE SYSTEM

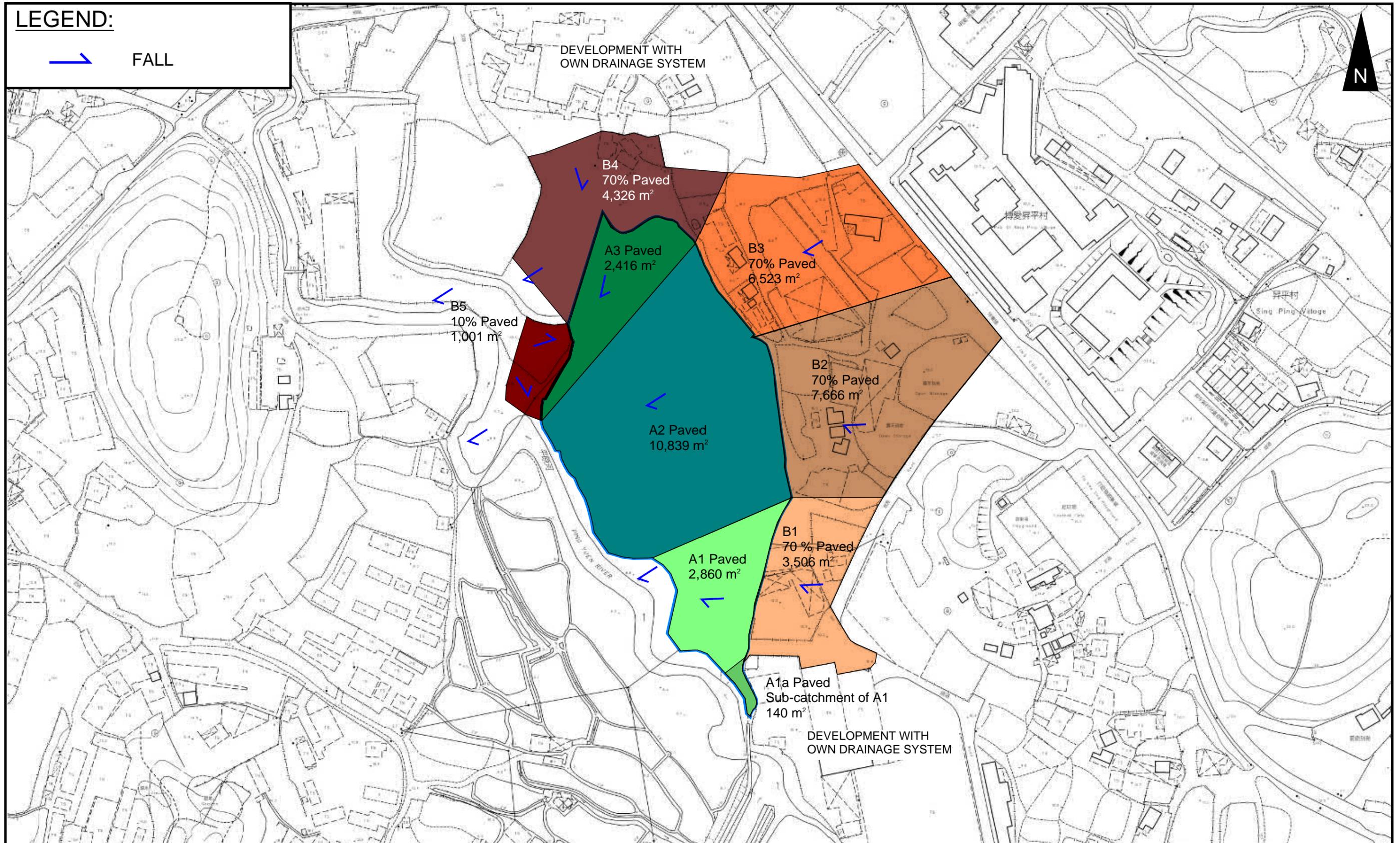
**FIGURE NUMBER**  
 FIGURE 3

**LOCATION:**  
 VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

VER	DESCRIPTION	DATE

**LEGEND:**

→ FALL



**PROJECT:**

PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**TITLE**

CATCHMENT PLAN

**FIGURE NUMBER**

FIGURE 4

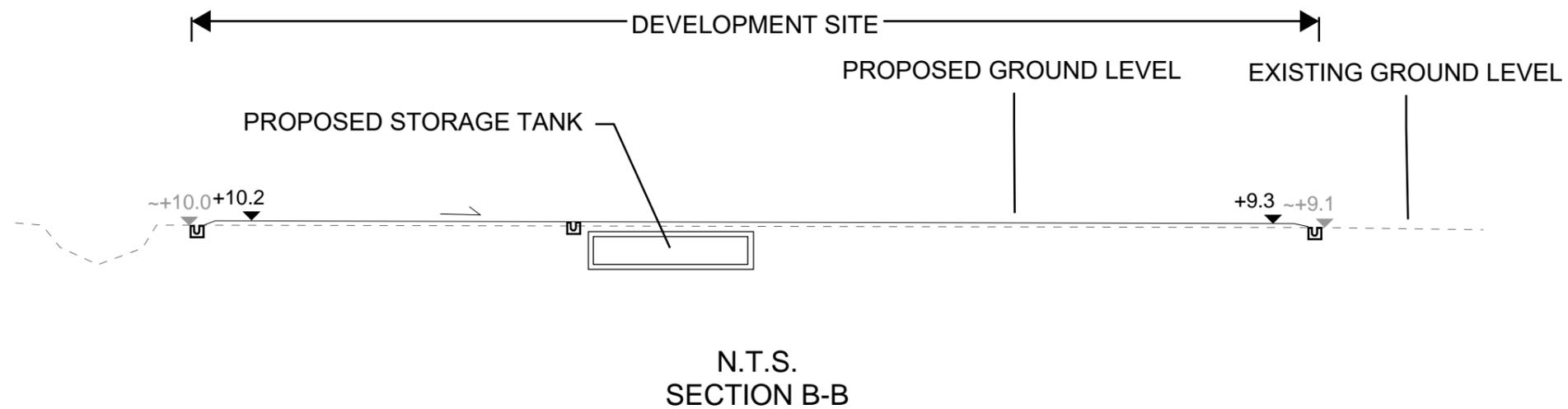
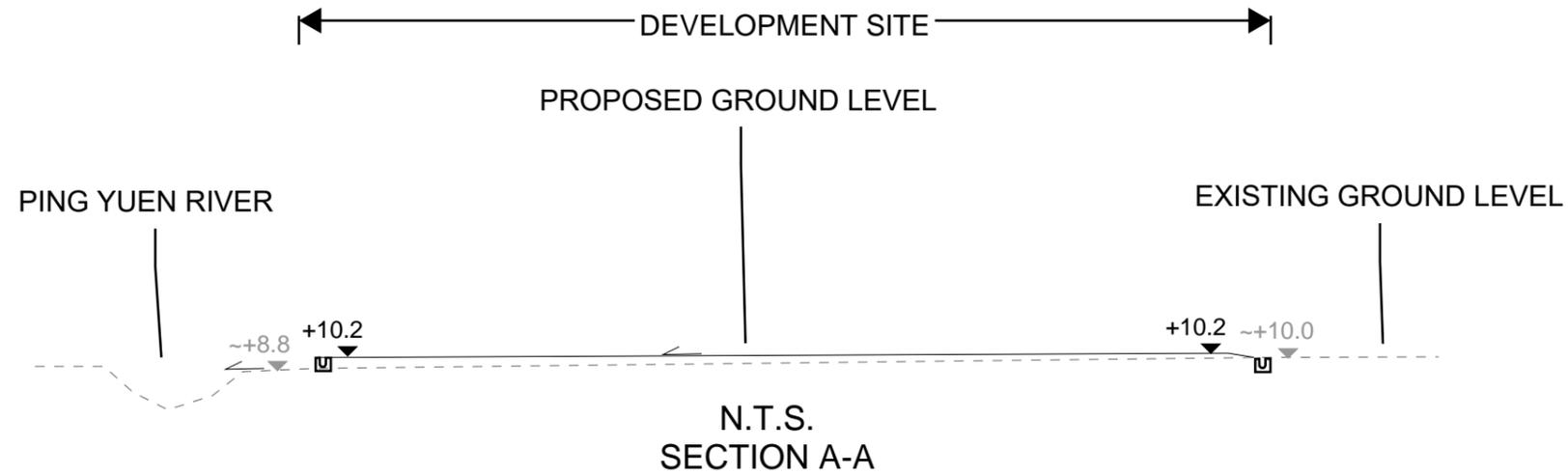
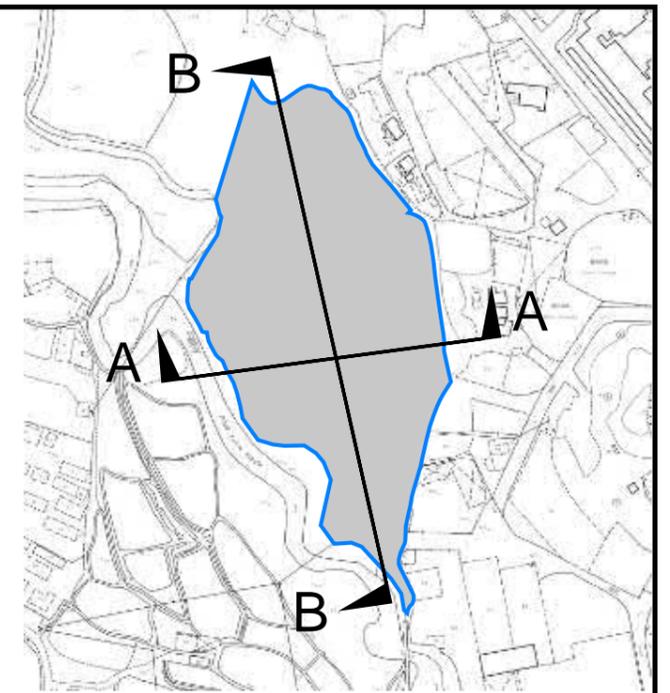
**LOCATION:**

VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

VER	DESCRIPTION	DATE

**LEGEND**

 SITE AREA (INDICATIVE ONLY)



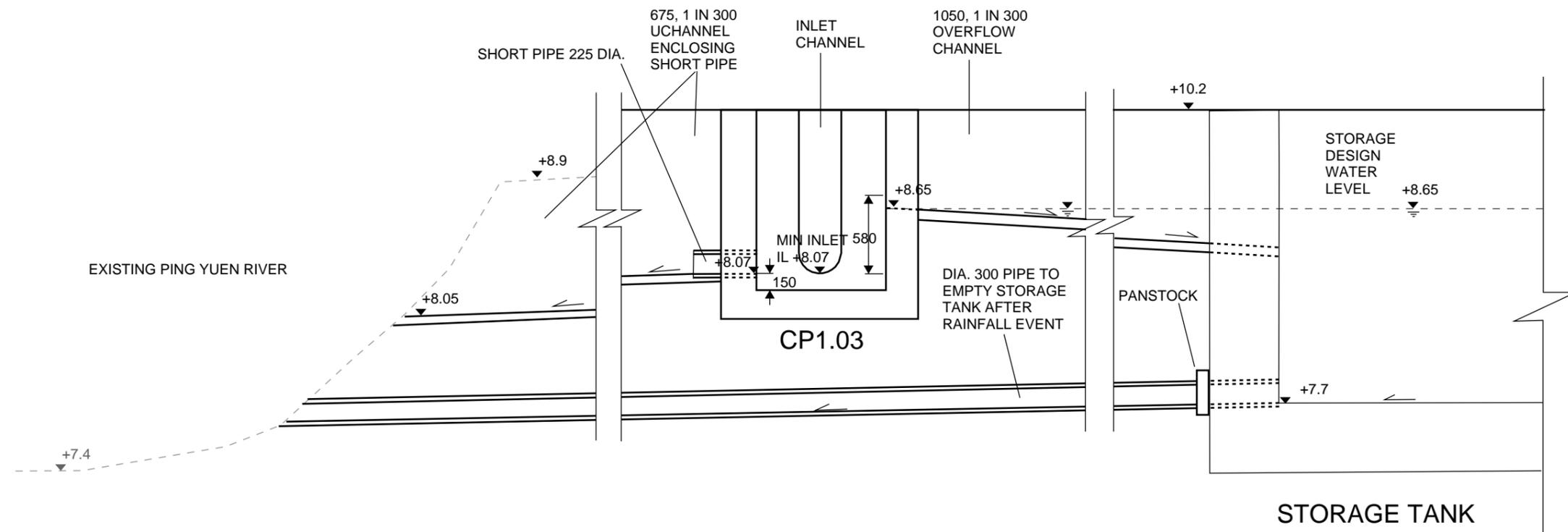
**PROJECT:**  
 PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**TITLE**  
**SECTIONS**

**FIGURE NUMBER**  
**FIGURE 5**

**LOCATION:**  
 VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

VER	DESCRIPTION	DATE



**DETAIL 1 - PROPOSED ARRANGEMENT BETWEEN CP1.03 AND STORAGE TANK**

**PROJECT:**  
 PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE  
 (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF  
 LAND FOR A PERIOD OF 3 YEARS

**TITLE**  
 PROPOSED ARRANGEMENT  
 OF CP1.03 AND STORAGE  
 TANK

**FIGURE NUMBER**  
 FIGURE 6

**LOCATION:**  
 VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW  
 TERRITORIES

VER	DESCRIPTION	DATE

# APPENDIX

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## Appendix A1: Design Calculation

Zone

North District
----------------

Return Period	1 in	10	years
---------------	------	----	-------

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	North District a	454.9
	North District b	3.44
	North District c	0.412

Catchment Area Table (Area in m<sup>2</sup>)

Catchment	A1	A1a	A2	A3	B1	B2	B3	B4	B5	Site Area Before Development
Total Area	2860	140	10839	2416	3506	7666	6523	4326	1001	16115
Hard Paved Area	2860	140	10839	2416	2454.2	5366.2	4566.1	3028.2	100.1	0
Unpaved Area	0	0	0	0	1051.8	2299.8	1956.9	1297.8	900.9	16115
Equival. Area	2717	133	10297.05	2295.2	2699.62	5902.82	5022.71	3331.02	410.41	5640.25

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

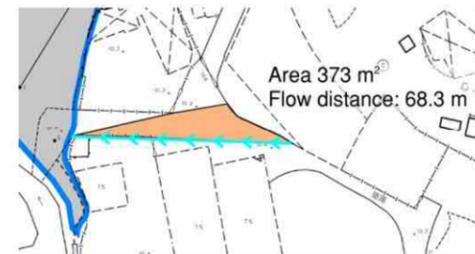
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE <sup>#</sup>	Length m	V m/s <sup>##</sup>	Capacity m <sup>3</sup> /s	Catchments	Total Equivalent Area m <sup>2</sup>	ToC min	Intensity mm/hr <sup>##</sup>	Total Discharge m <sup>3</sup> /s	Utilization n	Remark
SP01	CP1.01	10.20	10.00	675	300	UC	9.53	9.26	SP	79	1.57	0.64	B1	2699.62	5.10	209	0.16	24.6%	
CP1.01	CP1.02	10.00	10.00	1050	300	UC	8.95	8.80	CP	45.5	2.10	2.07	B1,B2	8602.44	5.94	201	0.48	23.2%	
CP1.02	CP1.03	10.00	10.20	1050	300	UC	8.61	8.25	CP	108.4	2.10	2.07	A2,A3,B1,B2,B3,B4	29548.42	6.30	198	1.63	78.5%	
CP1.03	Storage Tank	10.20	10.20	1050	300	UC	8.65	8.63	CP	7.5	2.10	2.07	Overflow Channel to Storage Tank (See Appendix A3)						
CP1.03	Ping Yuen River	10.20	9.00	675	300	UC	8.07	8.05	CP	5	1.57	0.64	Max flow of short pipe see Appendix A3						
SP02	CP2.01	10.20	10.20	300	400	UC	9.90	9.84	SP	22.5	0.79	0.06	A1a	133.00	5.10	209	0.01	12.2%	
CP2.01	CP2.02	10.20	10.20	675	400	UC	9.53	9.46	CP	27.4	1.36	0.55	A1	2717.00	5.57	204	0.15	27.9%	
CP2.02	CP2.03	10.20	10.20	675	400	UC	9.46	9.43	CP	8.9	1.36	0.55	A1	2717.00	5.91	201	0.15	27.5%	
CP2.03	CP2.04	10.20	10.20	675	400	UC	9.43	9.33	CP	42.8	1.36	0.55	A1	2717.00	6.02	200	0.15	27.4%	
CP2.04	CP1.03	10.20	10.20	1050	300	UC	9.15	8.83	CP	95	2.10	2.07	A1	2717.00	6.55	196	0.15	7.1%	
SP03	CP3.01	9.60	10.00	675	350	UC	8.93	8.79	SP	48.8	1.45	0.59	B3,B4	8353.73	5.10	209	0.49	82.2%	
CP3.01	CP1.02	10.00	10.00	750	200	UC	8.79	8.61	CP	35.5	2.06	1.03	B2,B3,B4	14256.55	5.66	203	0.81	78.0%	
CP4.01	CP4.02	9.60	9.10	750	350	UC	8.85	8.35	CP	53.3	1.56	0.78	A3,B3,B4	10648.93	5.10	209	0.62	79.1%	
CP4.02	CP1.03	9.10	9.00	750	350	UC	8.35	8.07	CP	99.5	1.56	0.78	A3,B3,B4,B5	11059.34	5.67	203	0.63	80.0%	
Checking Total Flow Collected by CP1.03													A1,A2,A3,B1,B2,B3,B4,B5	32675.83	6.55	196	1.78		
Flow from Site Before Development													Site Area Before Development	5640.25	6.55	196	0.31		

#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)	to (min) =	tc =
A	L	H1	H2	$= (H1-H2)/L \times 100$	$0.14465L / (H^{0.2}A^{0.1})$	to + tf
(m <sup>2</sup> )	(m)	(mPD)	(mPD)		(min)	(min)
373	68.3	11.2	10.2	1.464	5.1	5.1



# Appendix A2: Sizing of Storage Tank

North District

Return Period 1 in 10 years

Duration 240 min

Rainfall Intensity, I 44.5 mm/hr

Site Area 16115 m<sup>2</sup>

	Pre-Development			Post-Development	
Hard Paved		0 m <sup>2</sup>	➤➤➤		16115 m <sup>2</sup>
Green		16115 m <sup>2</sup>			0 m <sup>2</sup>
Total Equivalent Area	= 0 x 0.95 + 16115 x 0.35	5640.25 m <sup>2</sup>		= 16115 x 0.95 + 0 x 0.35	15309.25 m <sup>2</sup>
Design Flow Rate, Q	= 0.278 x 5640.25 x 44.5 / 1000000	0.070 m <sup>3</sup> /s		= 0.278 x 15309.25 x 44.5 / 1000000	0.189 m <sup>3</sup> /s
Volume of Runoff in 240 min	= 0.07 x 240 x 60	1005 m <sup>3</sup>			2727 m <sup>3</sup>

Runoff Coefficient
0.95
0.35

Storage Vol. Required = 2727 - 1005 = 1722 m<sup>3</sup>

Assume to Provide Tank

Tank Area

L1 =	-	m
L2 =	-	m
W =	-	m
A(min.) =	1850	m <sup>2</sup>

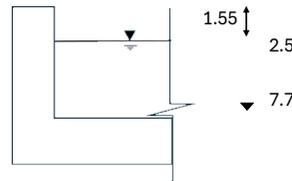
Water Depth

Assume Water Level is 1.55 m below GL and IL is 2.5m below GL.  
Water Depth = 0.95 m

Therefore, the Provided Storage Volume is 1758 m<sup>3</sup>  
> 1722 m<sup>3</sup>

L1  
Irregular Shape

GL = + 10.2

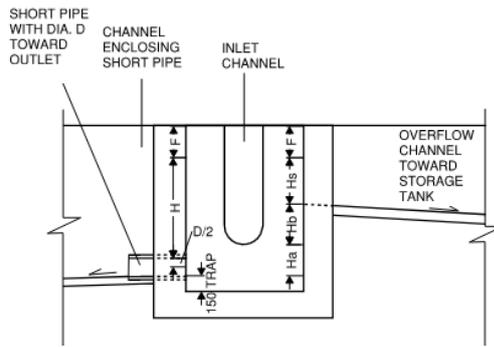


= 10.2 - 8.65  
= 10.2 - 7.7

L2  
**PLAN**

**SECTION**

## Appendix A3 - Design of Orifice



**Catch Pit: CP1.03**

**Total Flow from Inlet Channels (Qi) = Outlet flow by Short Pipe (Qo1) + Flow toward Storage Tank by Overflow Channel (Qo2)**

Flow from Inlet Channels,	Qi = 1.78	m <sup>3</sup> /s	(Total Flow Collected by CP1.03, See Appendix A1)
Outlet flow by Short Pipe,	Qo1 = Cd x A x sqrt(2 x g x [H+D/2])		Where Cd Coefficient of Discharge Cd = 0.8 for Short Pipe (Dally et al. (1993)) A Area of Orifice H+D/2 Mean Centre Height
Flow toward Storage Tank,	Qo2 = Capacity of Overflow Channel toward Storage Tank		When Hs = size of Overflow Channel = 1050 mm
	= 2.07	m <sup>3</sup> /s	(See Appendix A1)

**When Freeboard = 0.5, Check if Qo1 + Qo2 >= Qi, and**

**Check if Qo1 <= Total Flow before Development = 0.31 m<sup>3</sup>/s (See Appendix A1)**

Freeboard, F (m)	Provide Ha (m)
0.5	0

Cd	Provide Short Pipe Dia. (m)	Area of Orifice (m <sup>2</sup> )	g (m <sup>2</sup> /s)	Provide H (m)	H + D/2 (m)	Qo1 # (m <sup>3</sup> /s)
0.8	0.225	0.040	9.81	1.41	1.52	0.174

<= 0.31, OK

# Qo1 = Cd x A x sqrt(2 x g x [H+D/2])

(Outlet flow controlled by orifice <= existing flow before development)

Hs = Size of Overflow Channel (m)	Qo2 ## (m <sup>3</sup> /s)
1.05	2.07

## Qo2 = Capacity of Overflow Channel toward Storage Tank = 2.07 m<sup>3</sup>/s  
When Hs = size of Overflow Channel

Qo1 + Qo2 (m <sup>3</sup> /s)
2.245

>= Qi, OK

Hs	=	1.05	m		
F + Hs + Hb	=	GL - Inlet IL	=	10.20 - 8.07	(GL and IL, See Figure 7 and Appendix A1)
			=	2.13	m

Therefore

Hb	=	2.13 - 0.5 - 1.05	
	=	0.58	m

Provide 225 mm Short Pipe, and  
1050 mm Overflow Channel.

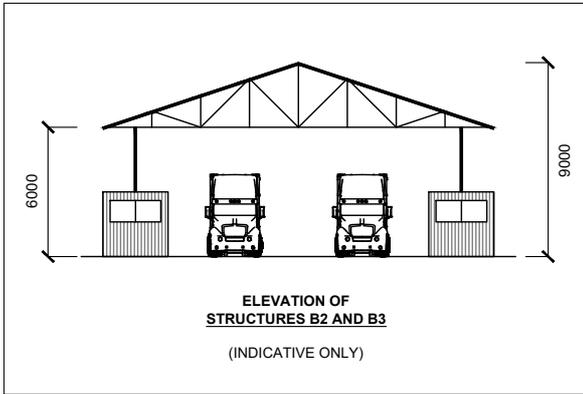
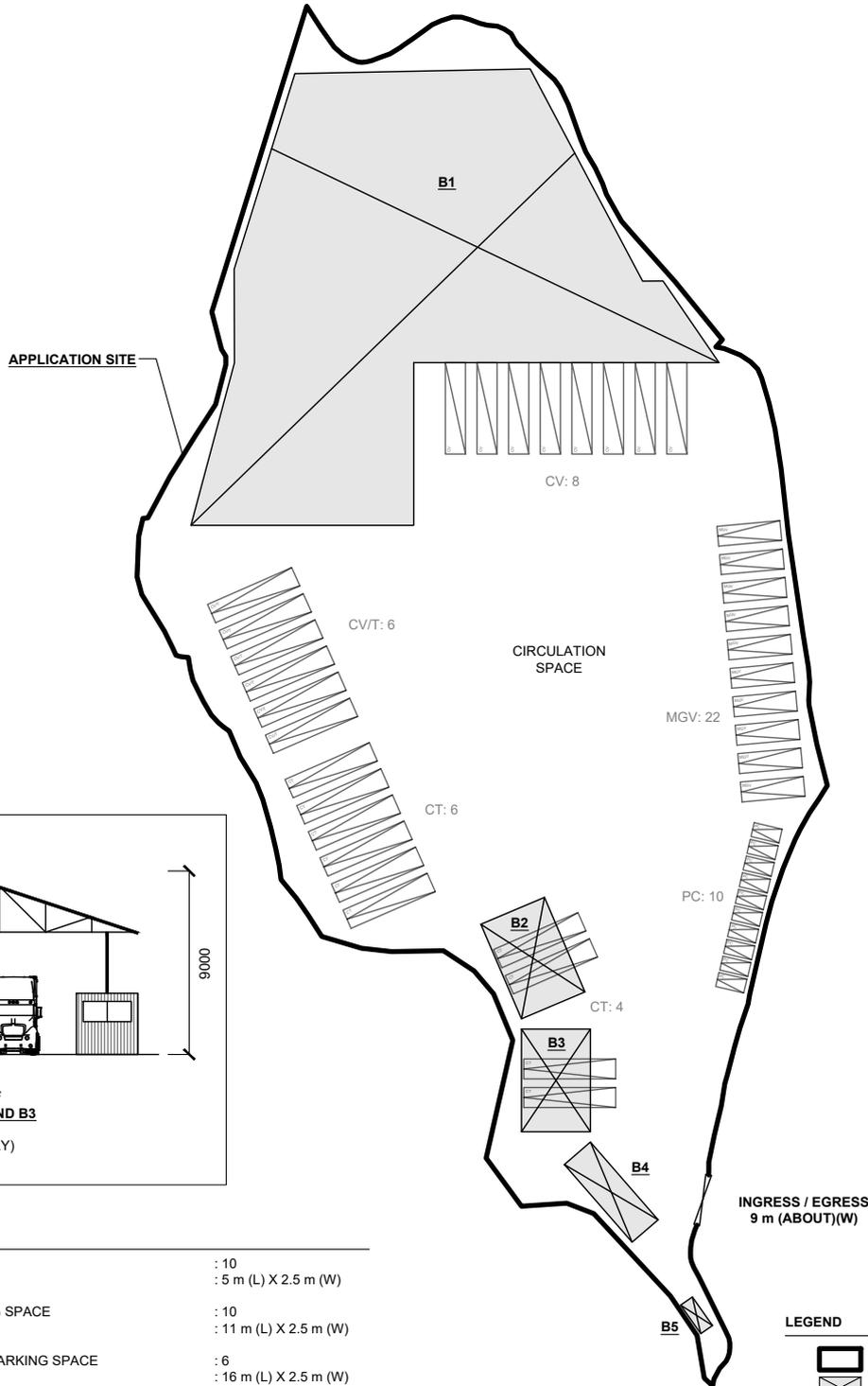
In addition, Provide 675 mm Channel enclosing the Short Pipe to D/S.

# APPENDIX B - PROPOSED SITE LAYOUT PLAN

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,115 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 4,755 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 11,360 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.56	(ABOUT)
SITE COVERAGE	: 30 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 8,955 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 8,955m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	4,200 m <sup>2</sup> (ABOUT)	8,400 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED PARKING SPACES AND SITE OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	COVERED PARKING SPACES AND SITE OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>4,755 m<sup>2</sup> (ABOUT)</b>	<b>8,955 m<sup>2</sup> (ABOUT)</b>	



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE (MGV) PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 11 m (L) X 2.5 m (W)
NO. OF CONTAINER VEHICLE / TRACTOR (CV/T) PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 16 m (L) X 2.5 m (W)
NO. OF CONTAINER TRAILER (CT) PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 16 m (L) X 2.5 m (W)

## LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING (L/UL) SPACE FOR CONTAINER VEHICLE (CV)	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) X 2.5 m (W)

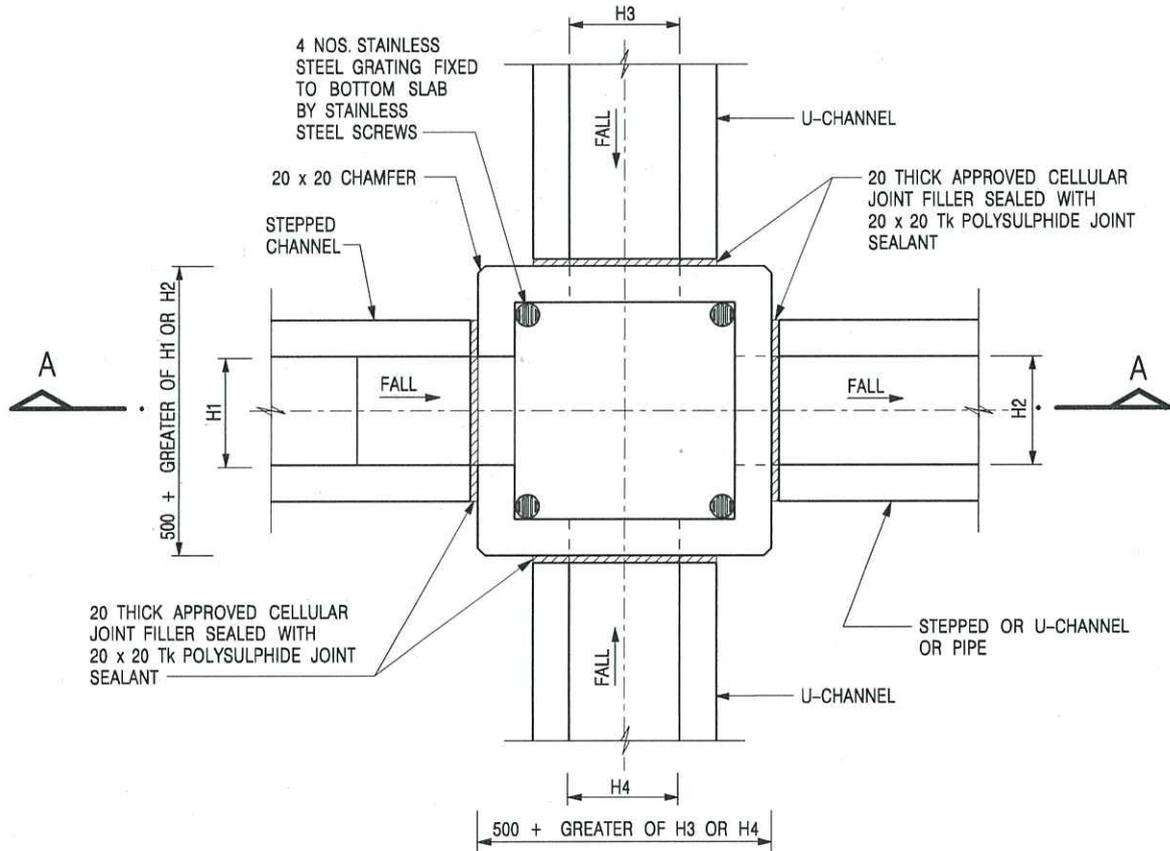
## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (MGV)
	PARKING SPACE (CV/T)
	PARKING SPACE (CT)
	L/UL SPACE (CV)
	INGRESS / EGRESS

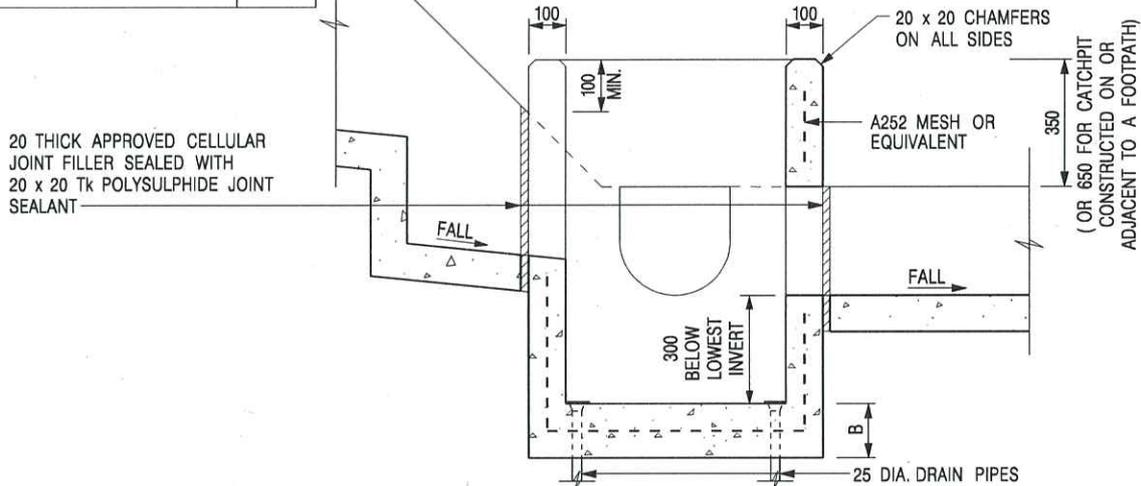
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 1250 @ A4	TITLE LAYOUT PLAN		NORTH 
			DRAWN BY MN	DATE 17.11.2025	DWG NO. PLAN 5	
			REVISED BY	DATE		

# Appendix C - Reference Drawings



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



**NOTES:**

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

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



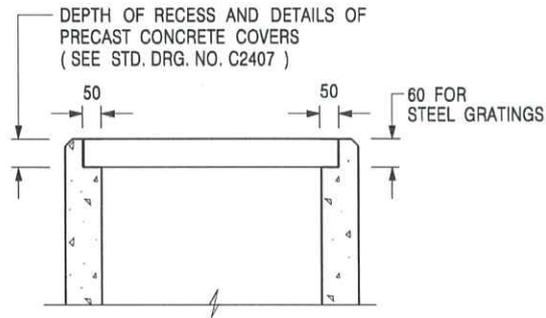
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

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
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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



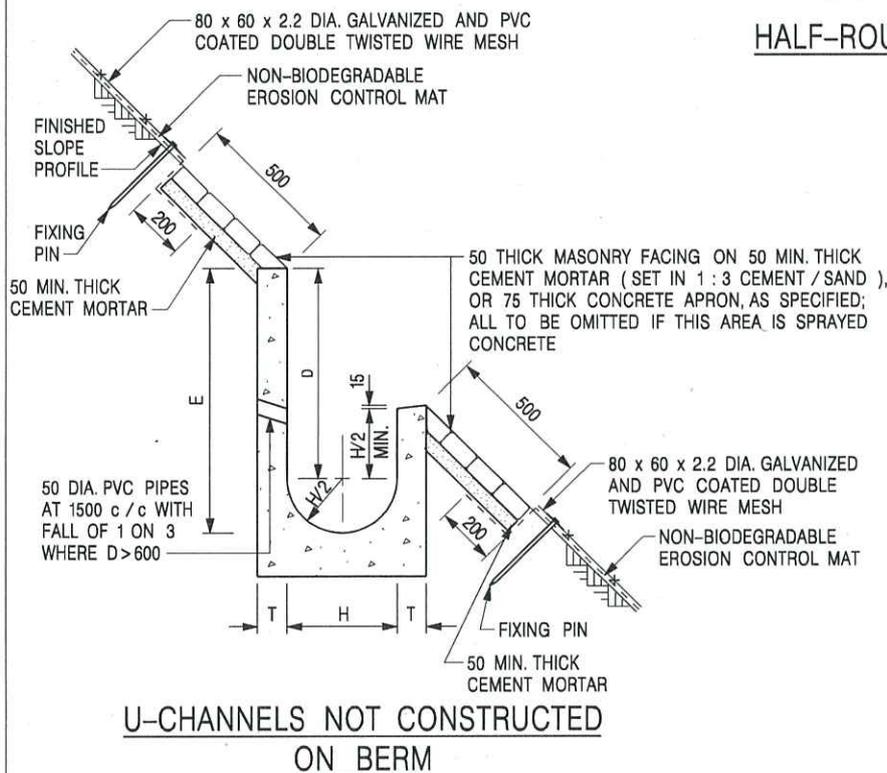
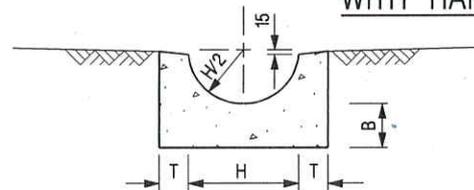
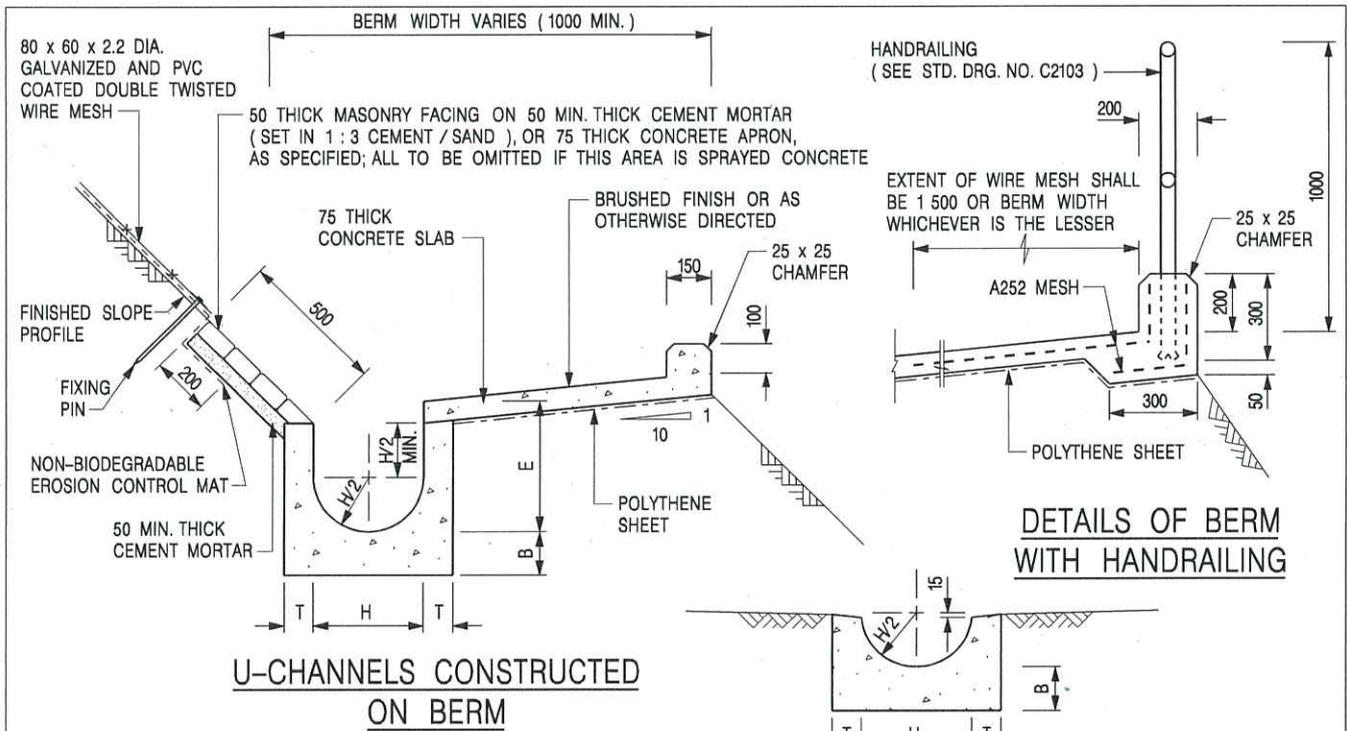
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**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)**



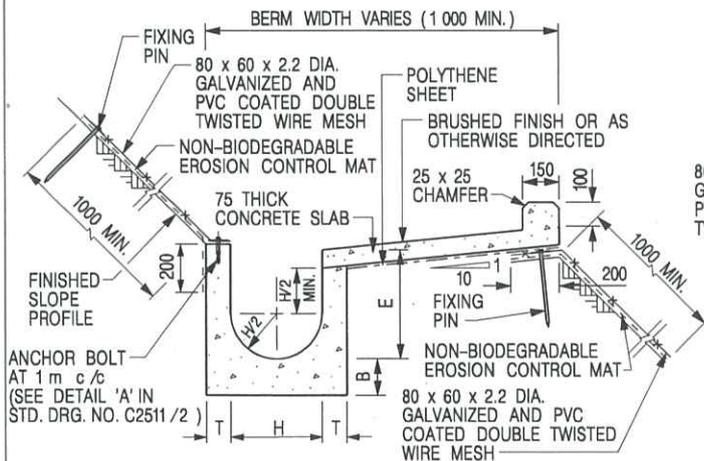
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 25

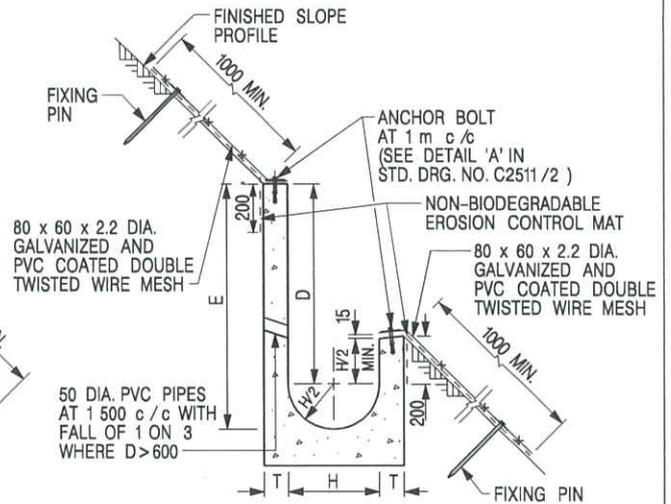
**DRAWING NO.**

**DATE** JAN 1991

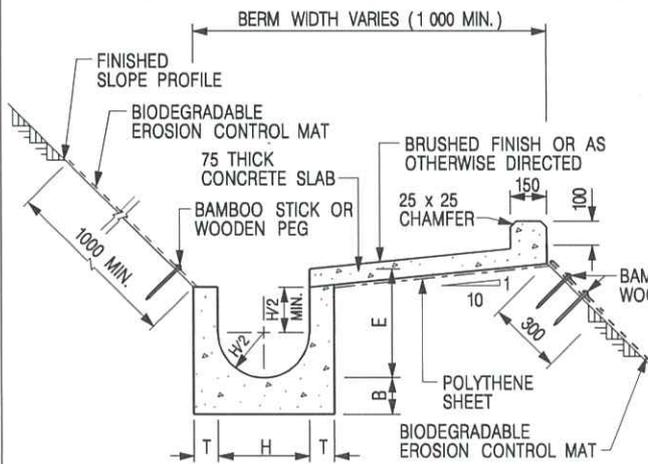
**C24091**



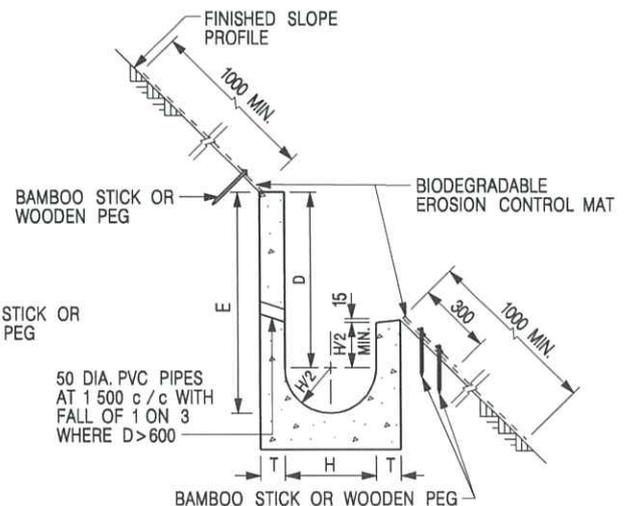
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**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)**



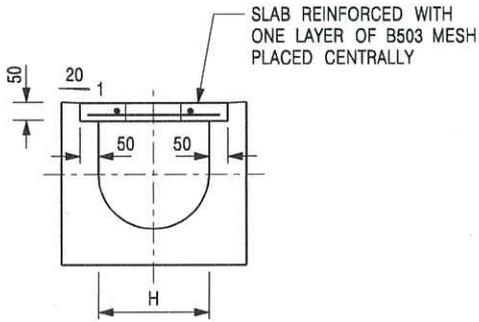
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

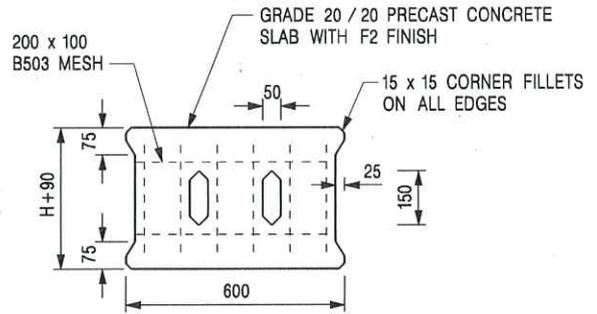
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



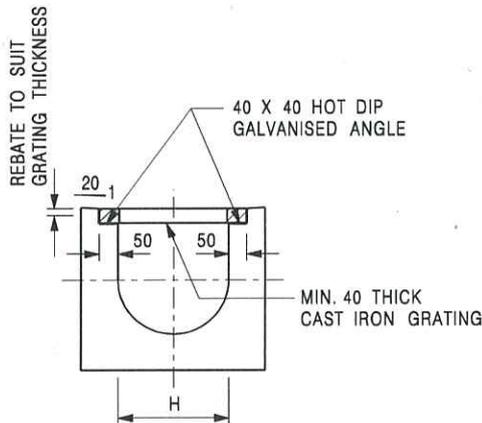
TYPICAL SECTION



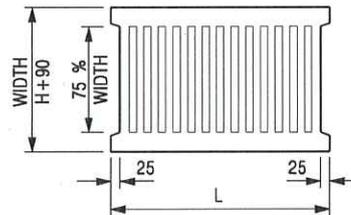
PLAN OF SLAB

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.

REF.	REVISION	SIGNATURE	DATE
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

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



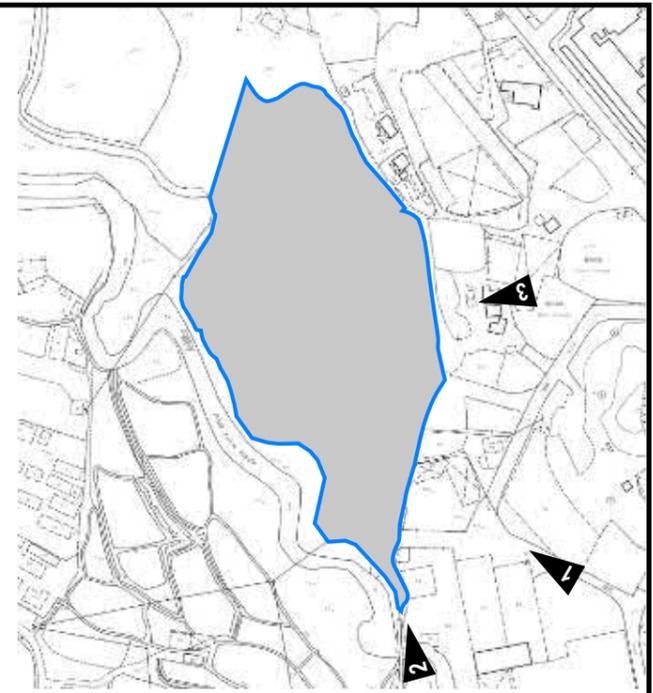
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E



**PROJECT:**  
 PROPOSED TEMPORARY MEDIUM GOODS AND CONTAINER TRACTOR/TRAILER PARK AND WAREHOUSE  
 (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF  
 LAND FOR A PERIOD OF 3 YEARS

**SITE PHOTOS**

**APPENDIX D**

**LOCATION:**  
 VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW  
 TERRITORIES

VER	DESCRIPTION	DATE



Our Ref. : DD84 Lot 9 S.A & VL  
Your Ref. : TPB/A/NE-TKL/831

盈卓  
規劃  
有限公司

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

By Email

13 January 2026

Dear Sir,

**Supplementary Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)), Medium Goods Vehicles (MGV) and Container Tractor/Trailer (CV/T) Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Industrial (Group D)" Zones, Various Lots in D.D. 84, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/831)**

We write to provide supplementary information for the captioned application, details are as follows:

- Revised Appendix B within Appendix II of the original submission (**enclosed**).

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**

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese characters.

**Danny NG**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE  
(Attn.: Mr. Adrian TAM

email: sswlee@pland.gov.hk)  
email: athtam@pland.gov.hk)

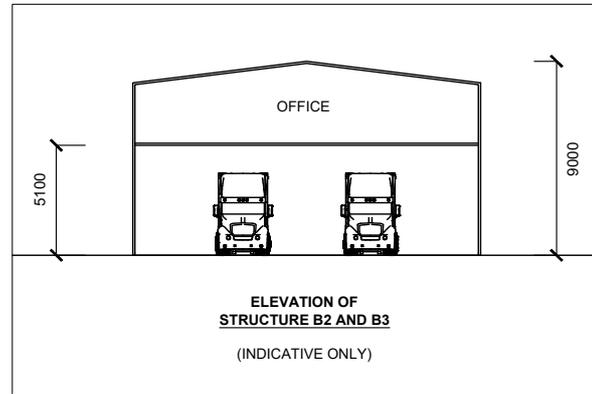
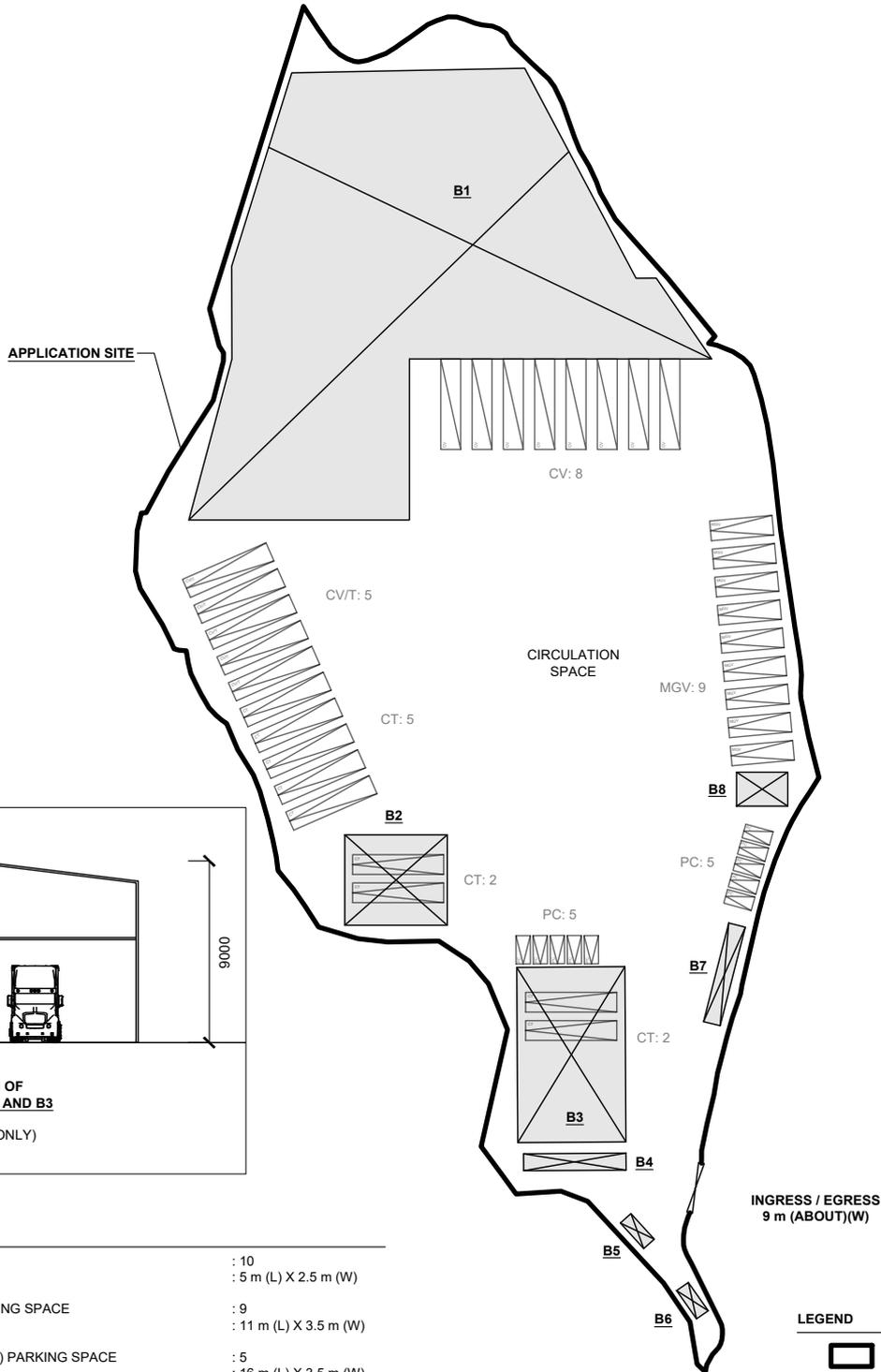


# APPENDIX B - PROPOSED SITE LAYOUT PLAN

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,115 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 5,269 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 10,846 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.65	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 10,400 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 10,400 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	4,200 m <sup>2</sup> (ABOUT)	8,400 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED PARKING SPACES, SITE OFFICE AND WASHROOM	288 m <sup>2</sup> (ABOUT)	576 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACES, SITE OFFICE AND WASHROOM	589 m <sup>2</sup> (ABOUT)	1,178 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(2-STOREY)
B4	SITE OFFICE	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	METER ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B7	SITE OFFICE	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND WASHROOM	54 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>5,269m<sup>2</sup> (ABOUT)</b>	<b>10,400 m<sup>2</sup> (ABOUT)</b>	



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE (MGV) PARKING SPACE	: 9
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF CONTAINER VEHICLE / TRACTOR (CV/T) PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)
NO. OF CONTAINER TRAILER (CT) PARKING SPACE	: 9
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

## LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING (L/UL) SPACE FOR CONTAINER VEHICLE (CV)	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (MGV)
	PARKING SPACE (CV/T)
	PARKING SPACE (CT)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 1250 @ A4	TITLE LAYOUT PLAN		NORTH 
			DRAWN BY MN	DATE 8.12.2025	DWG NO. PLAN 5	
			REVISED BY	DATE		



盈卓  
規劃  
有限公司

Our Ref. : DD84 Lot 9 S.A & VL  
Your Ref. : TPB/A/NE-TKL/831

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

**By Email**

13 February 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)), Medium Goods Vehicles (MGV) and Container Tractor/Trailer (CV/T) Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Industrial (Group D)" Zones, Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/831)**

We are writing to submit further information to respond to departmental comments upon the subject application (**Appendices I to IV**).

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**

A handwritten signature in blue ink is positioned to the left of a circular blue stamp. The stamp contains the text "R-riches Planning Limited" around the perimeter and "盈卓規劃有限公司" in the center.

**Danny NG**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE  
(Attn.: Mr. Adrian TAM

email: sswlee@pland.gov.hk  
email: athtam@pland.gov.hk)

1<sup>st</sup> Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)), Medium Goods Vehicles (MGV) and Container Tractor/Trailer (CV/T) Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/831)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Commissioner of Transport (C for T)																										
(1)	<p>The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated/attracted by the proposed uses will not cause substantial traffic impact to the surrounding road network;</p>	<p>The current application is the subject of 2 previous applications (Nos. A/NE-TKL/755 and 757). Most development parameters were amended to meet the applicant’s operational need, including a different layout with less parking and loading/unloading (L/UL) spaces.</p> <p>During the previous application period, the applicant submitted a traffic count survey in May 2024 during AM and PM periods at 08:00 - 09:00 and 17:00 - 18:00 respectively. The Volume to Capacity (V/C) Ratio Assessment of Ping Che Road derived from the previous traffic survey is enclosed below:</p> <table border="1" data-bbox="804 1350 1372 1491"> <thead> <tr> <th rowspan="2">Direction<sup>(1)</sup></th> <th rowspan="2">Design Capacity<sup>(2)</sup> (Veh/hr)<sup>(3)</sup></th> <th colspan="2">AM Peak<sup>(4)</sup></th> <th colspan="2">PM Peak<sup>(5)</sup></th> </tr> <tr> <th>Traffic Flow<sup>(6)</sup> (Veh/hr)<sup>(3)</sup></th> <th>V/C Ratio<sup>(7)</sup></th> <th>Traffic Flow<sup>(6)</sup> (Veh/hr)<sup>(3)</sup></th> <th>V/C Ratio<sup>(7)</sup></th> </tr> </thead> <tbody> <tr> <td rowspan="2">2-Ways<sup>(1)</sup></td> <td>400<sup>(2)</sup></td> <td>196<sup>(3)</sup></td> <td>0.49<sup>(7)</sup></td> <td>184<sup>(3)</sup></td> <td>0.46<sup>(7)</sup></td> </tr> <tr> <td>400<sup>(2)</sup></td> <td>185<sup>(3)</sup></td> <td>0.46<sup>(7)</sup></td> <td>180<sup>(3)</sup></td> <td>0.45<sup>(7)</sup></td> </tr> </tbody> </table> <p>The results of the previous survey have shown that all the link flows in the vicinity of the application site (the Site) would be operating within capacity during the AM and PM peak hours even with the estimated peak hours trips from the proposed development.</p> <p>For the current application, the estimated trip generation of the proposed development is enclosed below:</p>				Direction <sup>(1)</sup>	Design Capacity <sup>(2)</sup> (Veh/hr) <sup>(3)</sup>	AM Peak <sup>(4)</sup>		PM Peak <sup>(5)</sup>		Traffic Flow <sup>(6)</sup> (Veh/hr) <sup>(3)</sup>	V/C Ratio <sup>(7)</sup>	Traffic Flow <sup>(6)</sup> (Veh/hr) <sup>(3)</sup>	V/C Ratio <sup>(7)</sup>	2-Ways <sup>(1)</sup>	400 <sup>(2)</sup>	196 <sup>(3)</sup>	0.49 <sup>(7)</sup>	184 <sup>(3)</sup>	0.46 <sup>(7)</sup>	400 <sup>(2)</sup>	185 <sup>(3)</sup>	0.46 <sup>(7)</sup>	180 <sup>(3)</sup>	0.45 <sup>(7)</sup>
Direction <sup>(1)</sup>	Design Capacity <sup>(2)</sup> (Veh/hr) <sup>(3)</sup>	AM Peak <sup>(4)</sup>		PM Peak <sup>(5)</sup>																						
		Traffic Flow <sup>(6)</sup> (Veh/hr) <sup>(3)</sup>	V/C Ratio <sup>(7)</sup>	Traffic Flow <sup>(6)</sup> (Veh/hr) <sup>(3)</sup>	V/C Ratio <sup>(7)</sup>																					
2-Ways <sup>(1)</sup>	400 <sup>(2)</sup>	196 <sup>(3)</sup>	0.49 <sup>(7)</sup>	184 <sup>(3)</sup>	0.46 <sup>(7)</sup>																					
	400 <sup>(2)</sup>	185 <sup>(3)</sup>	0.46 <sup>(7)</sup>	180 <sup>(3)</sup>	0.45 <sup>(7)</sup>																					

Time Period	Trip Generation and Attraction						
	PC		MGV		CV/T		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (07:00 - 08:00)	10	0	7	2	10	5	34
Trips at PM peak per hour (18:00 - 19:00)	0	10	2	7	5	10	34
Traffic trip per hour (average)	2	2	3	3	6	6	22

Whilst considering of the current status of Ping Che Road (including any temporary traffic arrangements and traffic induced by newly approved applications in the vicinity), the applicant conducted another traffic survey on 10.02.2026 (Tuesday) over the AM and PM peak periods. The AM and PM peak hours are identified to occur from 08:00 to 09:00 and 18:00 to 19:00 respectively.

Based on the latest traffic survey conducted, with the accumulation of estimated peak hour traffic generation and attractions by the proposed development and the existing peak hour flows, the V/C Ratio Assessment of Ping Che Road is enclosed below:

Direction <sup>1</sup>	Design Capacity <sup>1</sup> (Veh/hr) <sup>2</sup>	AM Peak <sup>3</sup>		PM Peak <sup>3</sup>	
		Traffic Flow <sup>4</sup> (Veh/hr) <sup>2</sup>	V/C Ratio <sup>2</sup>	Traffic Flow <sup>4</sup> (Veh/hr) <sup>2</sup>	V/C Ratio <sup>2</sup>
2-Ways <sup>2</sup>	400 <sup>2</sup>	208 <sup>2</sup>	0.52 <sup>2</sup>	212 <sup>2</sup>	0.53 <sup>2</sup>
	400 <sup>2</sup>	216 <sup>2</sup>	0.54 <sup>2</sup>	224 <sup>2</sup>	0.56 <sup>2</sup>

The V/C assessment results in table above had indicated that Ping Che Road would be operating with adequate road link capacity during the peak hours inclusive of the proposed development.

By taking into consideration the additional traffic flows over the short period of time, traffic conditions at the time of the May 2024 survey were comparable to the current traffic conditions as observed at February 2026, with minimal variation in peak-hour flows or patterns.

In general, the assessment results revealed that no significant traffic impacts would be induced due to the estimated traffic generation of the proposed development. Thus, it is concluded that the development would induce insignificant

		traffic impacts to Ping Che Road.
(2)	The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Noted. Please find the swept path analyses enclosed at <b>Appendix II</b> . The analyses have demonstrated that all vehicles could maneuver within the Site, entering/exiting the Site from the parking and loading/unloading spaces smoothly.
(3)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance.  Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(4)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject parking lots;	Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Ping Che Road via the local access ( <b>Appendix II</b> ).  All vehicles entering/exiting the Site would be arranged by the applicant at different time periods. This is to avoid extensive traffic flow within and near the Site.  Staff will be deployed by the applicant to direct vehicles entering/exiting the Site; as well as within the Site.  Vehicles entering the Site would be directed by staff to the designated parking and L/UL spaces.  All queuing vehicles for the Site will be asked to leave, if possible. This is to ensure no queuing of vehicles outside the Site.

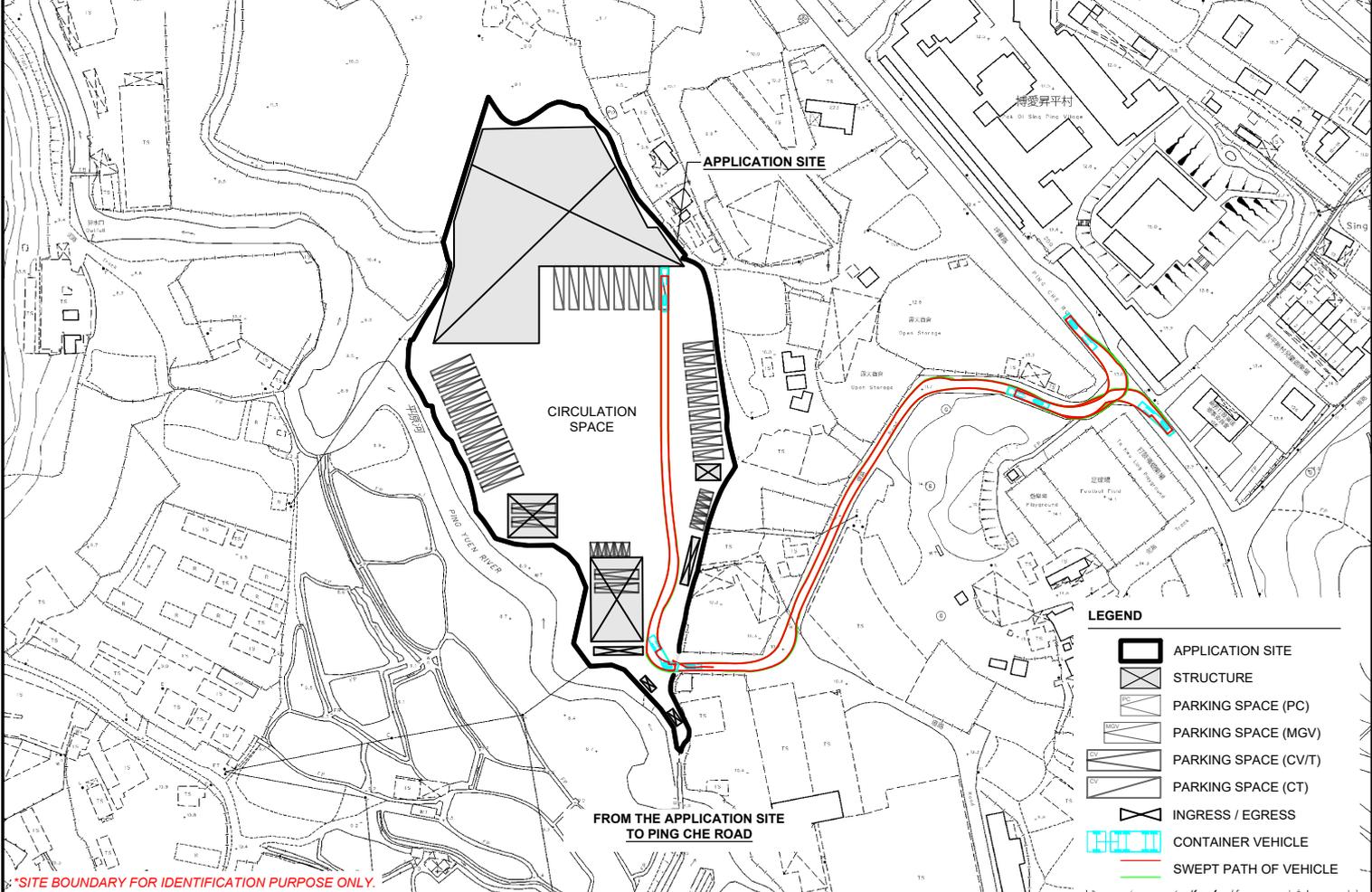
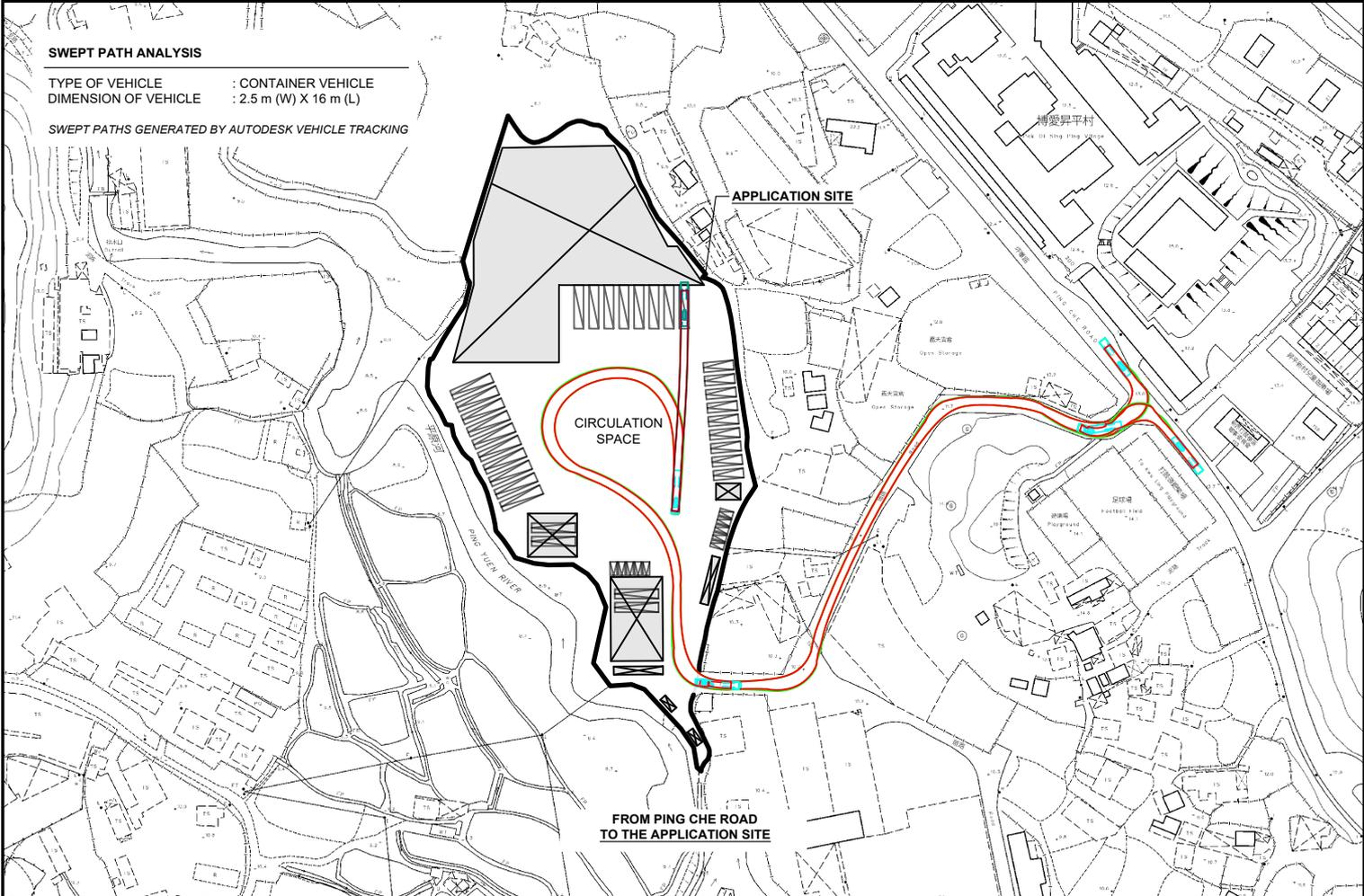
(5)	The proposed vehicular access road between Ping Che Road and the subject site is not managed by TD. The applicant should seek comments/approvals from the responsible parties.	Noted.
<b>Comments of the District Planning Officer/Shia Tin, Tai Po &amp; North District, Planning Department (DPO/STN, PlanD)</b>		
(1)	Please clarify the following:  the percentage of land/land area which falls within "AGR" and "I(D)" zone respectively.	The applicant would like to clarify that 132 m <sup>2</sup> (0.8 %) (about) of the Site area is zoned "Industrial (Group D)" ("I(D)"); whilst the remaining area 15,983 m <sup>2</sup> (99.2 %) (about) is zoned "Agriculture" ("AGR").
(2)	I note that para. 3.1 of the supplementary statement reads that 6 structures are provided at the subject site instead of 8. Please clarify.	The applicant would like to clarify that a total of 8 structures will be provided within the Site.
(3)	Please provide information on the applicant's business operation affected by KTN NDA, e.g. site area, when it was resumed and reverted to the government, etc.	<p>The original business premise in Kwu Tung for 'Temporary Medium Goods Vehicle and Container Tractor / Trailer Park' uses, has been operated by The Motor Transport Company of Guangdong and Hong Kong Limited since 1994. The original business premises is also the subject of 9 approved S.16 planning applications, within which the latest application (No. A/KTN/82) for the same use was approved by the Town Planning Board (the Board) on a temporary basis for a period of 3 years in 2022.</p> <p>The original business premises was later rented by the applicant of the current application, i.e. Weisheng Transportation &amp; Enterprisers Company Limited for the applied use since 2014 (<b>Appendix III</b>). The applicant is therefore authorized by The Motor Transport Company of Guangdong and Hong Kong Limited to operate the business premises in Kwu Tung.</p> <p>The current application is to facilitate the relocation of a brownfield operation for the applied use in Kwu Tung, which will be displayed</p>

		<p>by the Remaining Phase development of the Kwu Tung North New Development Area (KTN NDA) (<b>Appendix IV</b>). The applicant intends to make use of the Site for reprovisioning of the concerned operations.</p>
--	--	--

**SWEPT PATH ANALYSIS**

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

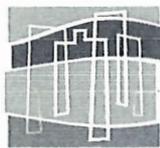
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE (PC)
  - PARKING SPACE (MGV)
  - PARKING SPACE (CV/T)
  - PARKING SPACE (CT)
  - INGRESS / EGRESS
  - CONTAINER VEHICLE
  - SWEEP PATH OF VEHICLE

\*: SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCL. D.G.G.), MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 2500 @ A4	TITLE SWEEP PATH ANALYSIS		
			DRAWN BY DN	DATE 12.2.2026	DWG NO. PLAN 7	
			REVISED BY	DATE		



R-RICHES  
PLANNING LIMITED

COPY

盈卓  
規劃  
有限公司

新界上水龍琛路 39 號  
上水廣場 15 樓 1501 至 1510 室  
地政總署  
新發展區組

有關受新界古洞北新發展區及粉嶺北新發展區餘下階段發展計劃影響  
向地政總署提出“特惠補償申請”及提交資料  
新界上水古洞北河上鄉  
丈量約份第 95 約地段第 106 號、第 108-110 號、第 112-120 號、  
第 122 號及第 165 號 A 分段

敬啟者

我們 盈卓規劃有限公司 R-RICHES PLANNING LIMITED 受標題地段在地業務經營者 威盛運輸企業有限公司 WEISHENG TRANSPORTATION & ENTERPRISES CO. LIMITED (以下簡稱“威盛運輸”) 委托，向地政總署提出有關上述標題地段的受新發展區影響(古洞北新發展區及粉嶺北新發展區餘下階段發展計劃)之在地經營業務特惠補償申請。“威盛運輸”並已委托測量師進行測量，以方便貴署計算相關特惠補償事項，有關測量報告正在準備中，將於稍後補交至貴署。

上述標題在地業務經營者特惠補償申請人“威盛運輸”從 2014 年起於上述地段一直經營之今，“威盛運輸”並於較早前委托本公司為規劃顧問，向城市規劃委員會提出申請搬遷上述地點到新地點以繼續經營其業務。故此申請人冀盡快獲得特惠補償，並盡快於新地點進行基建設施，致力配合政府發展計劃得以順利展開。

如有任何疑問，可聯絡本公司負責人鄧先生 [REDACTED] 或 黃小姐 [REDACTED]。

現隨此信件附上申請人向貴署申領特惠補償的相關文件：

- 在地業務經營者之租約
- 在地業務經營者之商業登記證
- 在地業務經營者之公司註冊證
- 在地業務經營者之現有短期租約及短期豁免書
- 申請人授權顧問公司之授權書



代辦人：R-riches Planning Limited  
日期：2024 年 1 月 24 日

# 古洞车场使用协议

甲方：粤港汽车运输联营有限公司（出租方）

乙方：威盛运输企业有限公司（承租方）

经友好协商，甲乙双方就使用古洞车场（下称“车场”）及相关设施一事达成以下协议：

1、甲方将位于香港上水河上乡路 107 号古洞车场及部分设施（车场约 70%的面积及部分设施）提供给乙方使用，包含二层写字楼连消防设施一座，司机生活区组合货柜屋一套，保安岗亭两座，洗车池一个（建筑物清单详见附表）。

2、使用期限自 2014 年 8 月 1 日起至 2024 年 7 月 31 日止。

3、使用期限首年免费，自第二年起即 2015 年 8 月起，每月使用费为港币 ████████ 元（大写 ████████ 整），乙方须在每月 25 日前向甲方指定银行缴交当月场地使用费。

4、车场最多可同时停放 49 条 40 呎拖架，3 条 20 呎拖架，18 辆吨车，20 辆拖头，10 辆大巴，乙方不得超出车场最大容纳能力使用。

5、甲方车场继续保留维修车间及车槽（在使用期限内由甲乙双方共同使用，但甲方享有优先使用权）、配件库和修理人员宿舍，并保留 10 个巴士停车位，用于甲方车辆停放。

6、甲方有权根据业务的需要，在古洞车场空间增置货柜，



乙方应予以配合。

7、古洞车场及其相关设施的维护和保养由乙方负责。

8、乙方不得擅自改变场地的用途，若须改建或增加建筑，须符合香港政府相关法例规定并取得甲方同意，费用由乙方承担。

9、乙方须作出应尽的努力，保持与车场邻里的友好关系。

10、乙方须负责车场的保安、防火、安全等责任，并保证必要的投入。

11、甲方原有的古洞车场保安合同由乙方继续履行，自本协议有效期终止。期间保安费用由乙方承担，合约期满后，乙方可自行决定是否续约，但乙方必须确保车场拥有适当的安保措施。

12、车场的政府续牌、消防年审由乙方负责，甲方提供协助，相关费用由乙方承担。

13、如使用期间车场因政府或发展商工程需要征地或搬迁的，又或是车场续期不获批准的，甲方须及时告知乙方，乙方在获知信息后自行负责相关业务的转移和安排。如上述情况涉及搬迁津贴（包括特惠津贴）等，按香港政府规定处理。

14、车场已获得香港运输署和环保署的批准，成为甲方淘汰车辆的拆车场，香港古洞车场的拆车资质归属甲方所有，并由甲方每年向香港运输署和环保署进行续期申请。

15、在使用有效期内，如乙方出现连续三个月拖欠甲方场地使用费，甲方可以单方面中止本协议，乙方必须无条件退还车场，甲方不需要给乙方任何补偿。并有权追索相关的欠款。

16、本协议是以双方各自《承包经营合同》为基础，两者互相依存。如《承包经营合同》中止或解除，则本协议随之中止或解除。乙方必须无条件退还车场，甲方不需要给乙方任何补偿。

甲方：粤港汽车运输联营有限公司

银行名称：

银行帐号：

代表：

乙方：威盛运输企业有限公司

银行名称：

银行帐号：

代表：

日期：二〇一四年七月三十日

签约地：香港



電話 Tel: 3547 0706  
 圖文傳真 Fax: 3547 0756  
 電郵地址 Email: lcpl@landsd.gov.hk  
 本署檔號 Our Ref: ( ) in LD NDA/POL/8/1/378  
 來函檔號 Your Ref:

來函請註明本署檔號  
 Please quote our reference in your reply



地政總署  
 新發展區組  
 NEW DEVELOPMENT AREA SECTION  
 LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
 We strive to achieve excellence in land administration.

新界上水龍琛路39號上水廣場15樓1501至1510室  
 Units 1501-10, Level 15, Landmark North,  
 39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landso.gov.hk

郵寄及現場張貼

  
 R-riches Planning Limited

鄧先生/黃小姐:

**古洞北／粉嶺北新發展區餘下階段發展**

丈量約份第95約地段第106號、第108號、第109號、第110號、第112號、第113號、第114號、第115號、第116號、第117號、第118號、第119號、第120號、第122號及、第123號及第165號A分段

**露天／戶外業務清拆編號：X16/311-366**

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2024年4月2日或之前向本辦事處提供下列文件（如適用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證  
 (c) 香港公司註冊證書
- (2) 有關業務在2014年1月16日至今的營運單據：
- (a) 報稅單或繳稅單 (b) 營業損益表  
 (c) 火險保單單據 (d) 僱員保險單據  
 (e) 器材保養單據 (f) 商業登記證  
 (g) 供電單據 (h) 電話單據  
 (i) 供水單據 (j) 資訊服務單據

(3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電：3547 0706與本信代行人聯絡。

地政總署  
總產業測量師／新發展區

(林雄傑



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年3月19日



盈卓  
規劃  
有限公司

Our Ref. : DD84 Lot 9 S.A & VL  
Your Ref. : TPB/A/NE-TKL/831

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

**By Email**

24 February 2026

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)), Medium Goods Vehicles (MGV) and Container Tractor/Trailer (CV/T) Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Industrial (Group D)" Zones, Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/831)**

We write to submit further information in response to bureau/departmental comments upon the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature in black ink is positioned to the left of a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

**Danny NG**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE  
(Attn.: Mr. Adrian TAM

email: sswlee@pland.gov.hk  
email: athtam@pland.gov.hk)

2<sup>nd</sup> Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)), Medium Goods Vehicles (MGV) and Container Tractor/Trailer (CV/T) Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Industrial (Group D)" Zones, Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories**

**(Application No. A/NE-TKL/831)**

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Development Bureau (DEVB)	
(1)	<p>Part of the application is to facilitate the relocation of a MGV and Container Tractor/Trailer Park in Kwu Tung, which is affected by the development of Kwu Tung North / Fanling North New Development Area (NDA) project. Policy support was given for a previous application no. A/NE-TKL/755 with a smaller site area, which was approved by the TPB in 2024.</p>
(2)	<p>However, the remaining portion of the site for a proposed temporary warehouse is not for an operation affected by the NDA development.</p>

		<p>approved planning application for warehouse use at the Site (No. A/NE-TKL/757); the land piece is large, flat and vacant; as well as the proximity of the site from the applicant's vehicle park which would be beneficial for the future arrangement of the applicant's vehicles during operation, if possible.</p> <p>Thus, the applicant of the current application has approached the applicant of application No. A/NE-TKL/757. After several arrangements, it is agreed that the current applicant would take over both public vehicle park and warehouse (excluding D.G.G.) uses. The current applicant thus then submitted the current application covering the current Site and both uses.</p>
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**Relevant Extracts of Town Planning Board Guidelines on  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Previous S.16 Applications**

**Approved Applications**

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/755	Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024
A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024

**Rejected Applications**

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	7.3.2008 (Reviewed on 28.11.2008)	R1
A/NE-TKL/308	Proposed Temporary Open Storage of Construction Materials and Equipment for a Period of 3 Years	6.6.2008	R2

**Rejection Reasons**

- R1 The application did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that no previous planning approval had been granted to the application site and there were adverse departmental comments on the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, traffic and landscape impacts on the surrounding areas.
- R2 The application did not comply with the TPB Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that no previous planning approval had been granted to the application site and there were adverse departmental comments and local objection to the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.

**Similar S.16 Applications for Temporary Warehouse and Medium Goods Vehicles and  
Container Tractor/Trailer Park  
in the Vicinity of the Application Site within “Agriculture” Zone in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1	A/NE-TKL/695 <sup>#</sup>	Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (Revoked on 18.9.2023)
2	A/NE-TKL/721 <sup>\$</sup>	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023 (Revoked on 19.11.2024)
3	A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.9.2023 (Revoked on 11.6.2025)
4	A/NE-TKL/762 <sup>#</sup>	Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.8.2024
5	A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	10.1.2025
6	A/NE-TKL/779 <sup>\$</sup>	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years and Associated Filling of Land	22.11.2024
7	A/NE-TKL/780	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.3.2025
8	A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	14.3.2025
9	A/NE-TKL/803	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	1.8.2025
10	A/NE-TKL/812	Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	23.1.2026

**Remarks**

<sup>#</sup> : Applications No. A/NE-TKL/695 and A/NE-TKL/762 involve the same site.

<sup>\$</sup> : Applications No. A/NE-TKL/721 and A/NE-TKL/779 involve the same site.

**Detailed Comments from Relevant Government Departments**

**1. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application;
- it is noted that the applicant conducted a traffic survey in February 2026 and justified that the traffic conditions on the concerned roads have not changed significantly since May 2024. Furthermore, the volume/capacity ratio of the concerned roads still indicates sufficient spare capacity;
- approval condition on “the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Board, and the traffic management measures shall be maintained at all time during the planning approval period” is suggested; and
- her advisory comments are at **Appendix VI**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix VI**.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- it is noted that the application facilitates the relocation of affected operator by New Development Area project. In order to streamline the process and act as a facilitator, she has no objection in principle to the application provided that a revised Drainage Impact assessment (DIA) would be submitted afterwards;
- should the application be approved, the applicant shall submit a revised DIA for the Site to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the application site (the Site) from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed uses. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be provided and maintained to her satisfaction;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix VI**.

### 3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix VI**.

### 4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024 and site photos taken on 16.1.2026, the Site is situated in an area of miscellaneous rural fringe landscape character comprising village houses, temporary structures, farmlands, vegetated areas and tree clusters. The Site is generally hard paved and mostly vacant with some trucks, temporary structures and construction materials. The proposed uses are considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix VI**.

### 5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval structure by the Building Authority (BA) for the existing structures at the Site;
- it is noted that eight structures, land filling and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

### 6. Other Departments

The following government departments have no objection to/ no comments on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed uses with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that the proposed vehicular access will need to be passed through other private lots, the applicant/ lot owners shall make their own arrangement;
  - (ii) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within Lot 9 S.B in D.D. 84 covered by the planning application

there are unauthorised structures on Lot 9 S.B in D.D. 84. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining Lot 11 in D.D. 84 covered by the planning application

the GL within the Site (about 42m<sup>2</sup> as mentioned in the Application Form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iii) the lot owners/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Wavier (STW) to permit the structures proposed to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any

point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered; and

- (iv) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access road between Ping Che Road and the Site is not managed by the Transport Department (TD). The applicant should seek comments/approval from the responsible parties;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement and swept path analysis should be commented by TD;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Ping Che Road;
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the revised Drainage Impact Assessment (DIA) to be submitted under the approval condition should demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed uses. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be provided and maintained to her satisfaction; and
  - (ii) the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed uses;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' and treatment of the sewage produced from the Site shall meet the requirements of the Professional Persons Environmental Consultative Committee Practice Notes PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' for the proposed septic tank and soakaway pit system with certification by Authorised Person (AP) or employ licensed waste collector to properly dispose of the sewage regularly or connection to public sewer, if available, to avoid causing nuisance to the nearby environment and water pollution to the Ping Yuen River;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that eight structures, land filling and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the applicant's attention is drawn to the following:
    - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
    - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
    - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed uses under the application;
    - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - the 13m high warehouse is considered excessive. It should be justified upon formal plan submission to BD; and
  - detailed checking under the BO will be carried out at building plan submission stage; and
- (m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. The proposed uses fall within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the proposed uses would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed uses are pursued.

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月04日星期三 3:39  
收件者: tpbpd/PLAND  
主旨: A/NE-TKL/831 DD 84 Ta Kwu Ling  
類別: Internet Email

A/NE-TKL/831

Lots 7 (Part), 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B and 11 (Part) in D.D. 84, Ta Kwu Ling

Site area: About 16,115sq.m Includes Government Land of about 42sq.m

Zoning: "Agriculture"

Applied development: Warehouse / 10 Cars / 31 Medium Goods Vehicle and Container Tractor/Trailer Park / **Filling of Land**

Dear TPB Members,

819 withdrawn, back with amended proposal and a reduction in the number of vehicles.

Previous objections relevant and upheld. The main issue is the disproportionate size of the development.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 14 October 2025 3:57 AM HKT  
**Subject:** A/NE-TKL/819 DD 84 Ta Kwu Ling

A/NE-TKL/819

Lots 7 (Part), 8 S.A, 8 S.B, 9 S.A (Part), 9 S.B (Part), 10 S.A, 10 S.B and 11 (Part) in D.D. 84, Ta Kwu Ling

Site area: About 16,115sq.m Includes Government Land of about 42sq.m

Zoning: "Agriculture"

Applied development: 10 Cars / 51 Medium Goods Vehicle and Container Tractor/Trailer Park / **Filling of Land**

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

755 was approved on 21 June 2024. One member question the rationale of approving new brownfield on Cat 3.

The rambling explanation was essentially that the Cat 1 – 4 exercise was meaningless as the limitations on any lots can be overruled when given government support.

The operator now wants to increase the operation by 50%, this has nothing to do with relocation process.

SO HOW WILL PLAND GET AROUND THIS?

There is little change in the number of large vehicles to be accommodated so where is the justification? The incompatibility between the number of vehicles and the size of the site was not questioned in 2024. Perhaps some member could take the initiative to do so this time around?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 20 May 2024 3:15 AM HKT  
**Subject:** A/NE-TKL/755 DD 84 Ta Kwu Ling

A/NE-TKL/755  
Lots 9 S.A (Part), 9 S.B (Part), 10 S.A (Part),10 S.B and 11 (Part) in D.D. 84, Ta Kwu Ling  
Site area: About 11,942sq.m  
Zoning : "Agriculture"  
Applied development: 48 Medium Goods Vehicle and Container Tractor/Trailer Park / **Filling of Land**

Dear TPB Members,

753 was withdrawn, back with a variation on the footprint.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>

Urgent Return receipt Expand Group Restricted Prevent Copy

**Date:** Friday, 19 April 2024 3:09 AM HKT

**Subject:** A/NE-TKL/753 DD 84 Ta Kwu Ling

A/NE-TKL/716 (SHOULD READ 753)

Lots 9 S.A (Part), 9 S.B (Part), 10 S.A (Part), 10 S.B and 11 (Part) in D.D. 84, Ta Kwu Ling

Site area: About 11,399.23sq.m

Zoning : "Agriculture" and "Industrial (Group D)"

Applied development: 48 Medium Goods Vehicle and Container Tractor/Trailer Park / **Filling of Land**

Dear TPB Members,

716 was withdrawn, back with a much larger site.

Strong Objections. The true intention is clearly a large brownfield storage operation. The dimensions are problematic, almost 300sq.mts per vehicle. An average container is 40 feet in length, 12mts. The site is close to the Ping Yuen River. Filling in so much land will have an impact on the drainage capacity of the district.

The district has considerable farming activity, including suppliers of fresh vegetables. The government has pledged to increase the quantity of local production. This is essential when interruptions to supplies from external resources are subject to the impact of climate change. Headlines today read "Heavy Rain And Hailstorm Wreck Havoc In South China's Guangdong Province"

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 27 February 2023 3:11 AM HKT  
**Subject:** A/NE-TKL/716 DD 84 Ta Kwu Ling

A/NE-TKL/716

Lot 11 in D.D. 84, Ta Kwu Ling

Site area : About 5,823.23sq.m

Zoning : "Agriculture" and "Industrial (Group D)"

Urgent Return receipt Expand Group Restricted Prevent Copy

Applied development: Open Storage of Construction Materials / 11 Vehicle Parking

Dear TPB Members,

This is part of a larger site with a similar application

373rd RNTPC MEETING ON 6.6.2008 A/NE-TKL/308

After deliberation, the Committee decided to reject the application and the reason was that it did not comply with the TPB Guidelines for 'Application for Open Storage and Port Back-up Uses' in that no previous planning approval had been granted to the application site and there were adverse departmental comments and local objection to the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.

While the application was rejected, the operation went ahead. Members should question why it appears that no enforcement action has been taken for so many years. Yet another example of rule of law being applicable only to Kowloon and HK Island?

There is considerable agricultural activity in the area. The majority of the site is zoned for farming. Members should reject the application on the same grounds as in 2008.

Mary Mulvihill