

This document is received on 2026-03-24  
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/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/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

2600690

18/3

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/782
	Date Received 收到日期	2026-03-26

- 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 )

Ming Chi Property Management Limited 明智物業管理有限公司

### 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 1436, 1438, 1441 (Part), 1442, 1443 S.A, 1443 S.B and 1450 S.B in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, 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 ..... 2,901 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 822 ..... 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)	..... 779 ..... 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 Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  (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 \_\_\_\_\_ (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  
06/02/2026 - 20/02/2026 (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 13/03/2026 (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）

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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																																									
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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) and Vehicle Repair Workshop 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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....																																								
(c) <u>Development Schedule</u> 發展細節表																																									
Proposed uncovered land area 擬議露天土地面積	..... 2,079 .....sq.m <input checked="" type="checkbox"/> About 約																																								
Proposed covered land area 擬議有上蓋土地面積	..... 822 .....sq.m <input checked="" type="checkbox"/> About 約																																								
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4 .....																																								
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約																																								
Proposed non-domestic floor area 擬議非住用樓面面積	..... 822 .....sq.m <input checked="" type="checkbox"/> About 約																																								
Proposed gross floor area 擬議總樓面面積	..... 822 .....sq.m <input checked="" type="checkbox"/> 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)																																									
	<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>VEHICLE REPAIR WORKSHOP</td> <td>192 m<sup>2</sup> (ABOUT)</td> <td>192 m<sup>2</sup> (ABOUT)</td> <td>8.5 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B2</td> <td>VEHICLE REPAIR WORKSHOP</td> <td>198 m<sup>2</sup> (ABOUT)</td> <td>198 m<sup>2</sup> (ABOUT)</td> <td>8.5 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B3</td> <td>WAREHOUSE (EXCLUDING D.G.G.)</td> <td>216 m<sup>2</sup> (ABOUT)</td> <td>216 m<sup>2</sup> (ABOUT)</td> <td>8.5 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B4</td> <td>WAREHOUSE (EXCLUDING D.G.G.)</td> <td>216 m<sup>2</sup> (ABOUT)</td> <td>216 m<sup>2</sup> (ABOUT)</td> <td>8.5 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td></td> <td>SITE OFFICE AND WASHROOM</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">TOTAL</td> <td>822 m<sup>2</sup> (ABOUT)</td> <td>822 m<sup>2</sup> (ABOUT)</td> <td></td> </tr> <tr> <td></td> <td>*D.G.G. - DANGEROUS GOODS GODOWN</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	VEHICLE REPAIR WORKSHOP	192 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)	B2	VEHICLE REPAIR WORKSHOP	198 m <sup>2</sup> (ABOUT)	198 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)	B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)	B4	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)		SITE OFFICE AND WASHROOM				TOTAL		822 m <sup>2</sup> (ABOUT)	822 m <sup>2</sup> (ABOUT)			*D.G.G. - DANGEROUS GOODS GODOWN			
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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	..... 3 .....																																								
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	..... N/A .....																																								
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A .....																																								
Others (Please Specify) 其他 (請列明)	..... .....																																								
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 旅遊巴車位	..... N/A .....																																								
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 .....																																								
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Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A .....																																								
Others (Please Specify) 其他 (請列明)	..... .....																																								

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 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?	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)) Tai Shu Ha Road West via a local access. ..... 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)  <input type="checkbox"/>																																				
(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?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>																																				
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2,901 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2... m 米 <input type="checkbox"/> About 約 <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 No 否 <input type="checkbox"/>																																				
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>	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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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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	<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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

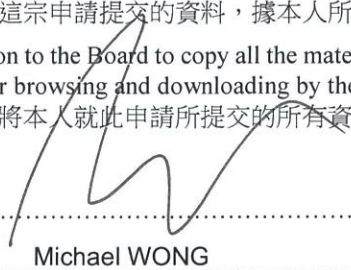


**8. Declaration 聲明**

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.  
本人現准許委員會酌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

17/03/2026

(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。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1436, 1438, 1441 (Part), 1442, 1443 S.A, 1443 S.B and 1450 S.B in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry. Furthermore, the applicant would also like to operate a vehicle repair workshop at the Site for essential maintenance of private cars and light goods vehicles to support the daily operation of the Site.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, '*warehouse (excluding D.G.G.)*' and '*vehicle repair workshop*' are neither a Column 1 nor a Column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The proposed development with a few low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, vehicle repair workshops and open storage yards. In addition, there is no active agricultural activities within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.
- 2.3 Furthermore, various similar S.16 planning applications for '*warehouse*' and '*vehicle repair workshop*' uses were also approved by the Board within the same "AGR" zone, which the latest application for '*warehouse*' use (No. A/YL-TT/741) and '*vehicle repair workshop*' use (No. A/YL-TT/695) were both approved by the Board on a temporary basis for 3 years in 2025.

Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "AGR" zone.

- 2.4 The Site is the subject of several previous S.16 planning applications involving 'open storage', 'animal boarding establishment', 'vehicle repair workshop' and 'warehouse (excluding D.G.G.)' uses, whilst the latest approved application (No. A/YL-TT/648) is submitted by the same applicant for the same use (i.e. 'warehouse' as the current application, which was approved by the Board in 2024). Therefore, approval of the current application is in line with the Board's previous decisions.
- 2.5 Comparing with the previous application (No. A/YL-TT/648), there are slight changes in development parameters of the Site, including a larger site area, layout, plot ratio (PR), gross floor area (GFA), no. of structures, etc. Such changes are intended to reflect the applicant's future operation to include an additional use (i.e. *vehicle repair workshop*). Details of the differences between the previous application (No. A/YL-TT/648) and the current application are shown at **Appendix I**.
- 2.6 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** - Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-TT/648		Date of Compliance
(a)	The submission of a drainage proposal	Not complied with
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	19.07.2024
(e)	The implementation of the FSIs proposal	Not complied with

- 2.7 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. The applicant submitted multiple drainage proposals to comply with condition (a) on 18.07.2024, 24.01.2025 and 03.06.2025, and all submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 10.12.2024, 20.03.2025 and 05.09.2025.

- 2.8 The applicant submitted a FSIs proposal to comply with condition (d) on 09.07.2024 and the submission was considered acceptable by the Director of Fire Services on 19.07.2024. The applicant has been liaising with one's FS contractors and preparing essential works upon implementation of the FSIs within the Site. However, the applicant did not manage to successfully implement the FSIs proposal within the time limit of the previous application, which led to the revocation of the previous application on 08.12.2025.
- 2.9 The applicant wishes to continue to implement the proposals within the Site during the planning approval period of the current application. In support of the application, the applicant has submitted an updated FSIs proposal and a drainage proposal at the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices II and III**).

### **3) Development Proposal**

- 3.1 The site area is 2,901 m<sup>2</sup> (about) (**Plan 3**). Four 1-storey structure are proposed at the Site for warehouse (excluding D.G.G.), vehicle repair workshop, site office and washroom uses with a total GFA of 822 m<sup>2</sup> (about) (**Plan 4**). Warehouses within the Site are designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). No dangerous goods would be stored within the Site. Ancillary facilities (i.e. site office and washroom) are for administrative staff to support the daily operation of the Site. It is estimated that the proposed development would be able to accommodate 6 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse (excluding D.G.G.)' and 'vehicle repair workshop' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	2,901 m <sup>2</sup> (about), including 779 m <sup>2</sup> (about) of G.L.
<b>Covered Area</b>	822 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,079 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.28 (about)
<b>Site Coverage</b>	28 % (about)
<b>Number of Structure</b>	4
<b>Total GFA</b>	822 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	822 m <sup>2</sup> (about)
<b>Building Height</b>	8.5 m (about)
<b>No. of Storey</b>	1

3.2 The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth, from the existing level ranging from +22.2 mPD (about) to +22.4 mPD (about), to a proposed level of +22.4 mPD (about) (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structures, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. No further filling of land will be carried out by the applicant during the planning approval period.

3.3 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A total of 5 parking and L/UL spaces will be provided within the Site, details are as shown below at **Table 3**:

**Table 3 - Parking and L/UL provisions**

<b>Types of Space</b>	<b>No. of Spaces</b>
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicles (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Medium Goods Vehicles (MGV) - 3.5 m (W) x 11 m (L)	1

3.4 Only PCs, LGVs and MGVs are allowed to enter/exit the Site at any time during the planning approval period. No heavy goods vehicles and container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Tai Shu Ha Road West via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Tai Shu Ha Road West via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

**Table 4** - Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						2-Way Total
	PC		LGV		MGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	3	0	1	0	0	0	4
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	3	0	1	0	0	4
Average trip per hour (10:00 - 17:00)	0	0	1	1	1	1	4

3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. All vehicle repairing activities will be carried out within the respective enclosed structures within the Site; and no open storage activities will be carried out at the Site at any time during the planning approval period.

3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

**4) Conclusion**

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of an updated FSIs proposal and a drainage proposal) has provided by the applicant to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**March 2026**

## **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>	Layout Plan
<b>Plan 5</b>	Land Filling Plan
<b>Plan 6</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Comparison Table Between the Previous Application (No. A/YL-TT/648) and the Current Application
<b>Appendix II</b>	Fire Service Installations Proposal
<b>Appendix III</b>	Drainage Proposal

**Appendix I - Comparison Table Between the Previous Application and the Current Application**

Development Parameters	Previous Application (No. A/YL-TT/648) (a)	Current Application (b)	Differences (b) - (a)
Site Area	2,647 m <sup>2</sup> (about)	2,901 m <sup>2</sup> (about)	+254 m <sup>2</sup> , (+9.6 %) (about)
Covered Area	594 m <sup>2</sup> (about)	822 m <sup>2</sup> (about)	+228 m <sup>2</sup> , (+38.4 %) (about)
Uncovered Area	2,053 m <sup>2</sup> (about)	2,079 m <sup>2</sup> (about)	-26 m <sup>2</sup> , (+1.3 %) (about)
PR	0.22 (about)	0.28 (about)	+0.06, (+2.9 %) (about)
Site Coverage	22 %	28 %	+6 %, (-27.3 %) (about)
GFA	594 m <sup>2</sup> (about)	822 m <sup>2</sup> (about)	+228 m <sup>2</sup> , (+38.4 %) (about)
Building Height	7 m (about)	8.5 m (about)	+1.5 m, (+21.4 %) (about)
No. of Storey	1	1	-
Parking Spaces for Private Cars	3	3	
Loading/Unloading (L/UL) Space for Light Goods Vehicles	1	1	-
L/UL Space for Medium Goods Vehicles	1	1	-
Operation Hours	Mondays to Saturdays 09:00 - 18:00 No operation on Sundays and Public Holidays	Mondays to Saturdays 09:00 - 19:00 No operation on Sundays and Public Holidays	Longer Operating Hours

**DEVELOPMENT PARAMETERS**

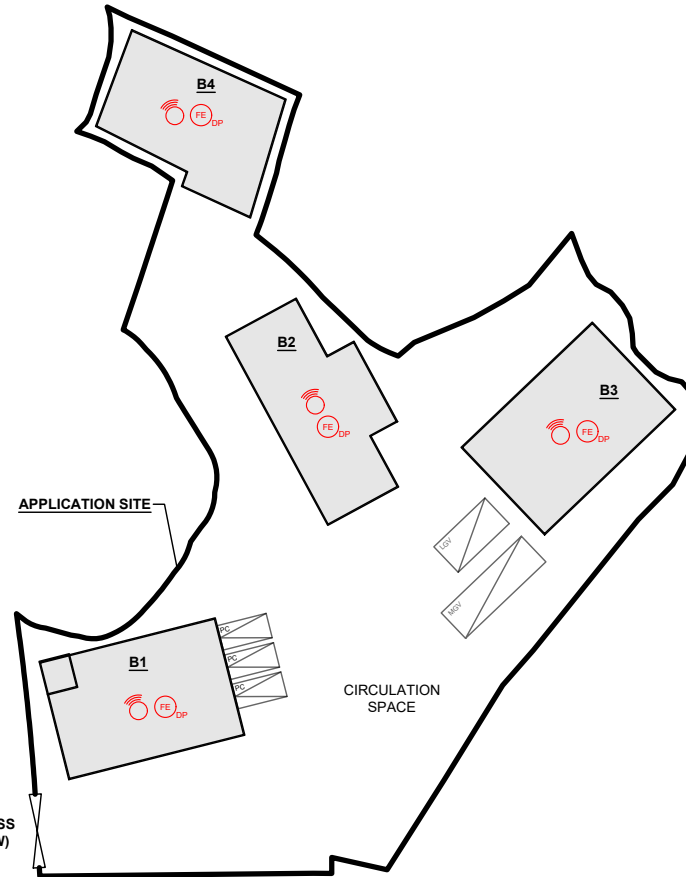
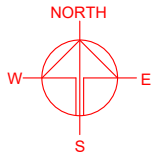
APPLICATION SITE AREA	: 2,901 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 822 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,079 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 28 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 822 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 822 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8.5 m	(ABOUT)
NO. OF STOREY	: 1	

**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	192 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	198 m <sup>2</sup> (ABOUT)	198 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>822 m<sup>2</sup> (ABOUT)</b>	<b>822 m<sup>2</sup> (ABOUT)</b>	

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



**FIRE SERVICE INSTALLATIONS**

- STAND-ALONE FIRE DETECTOR
- 4 KG POWDER-TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
3. WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (MGW)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

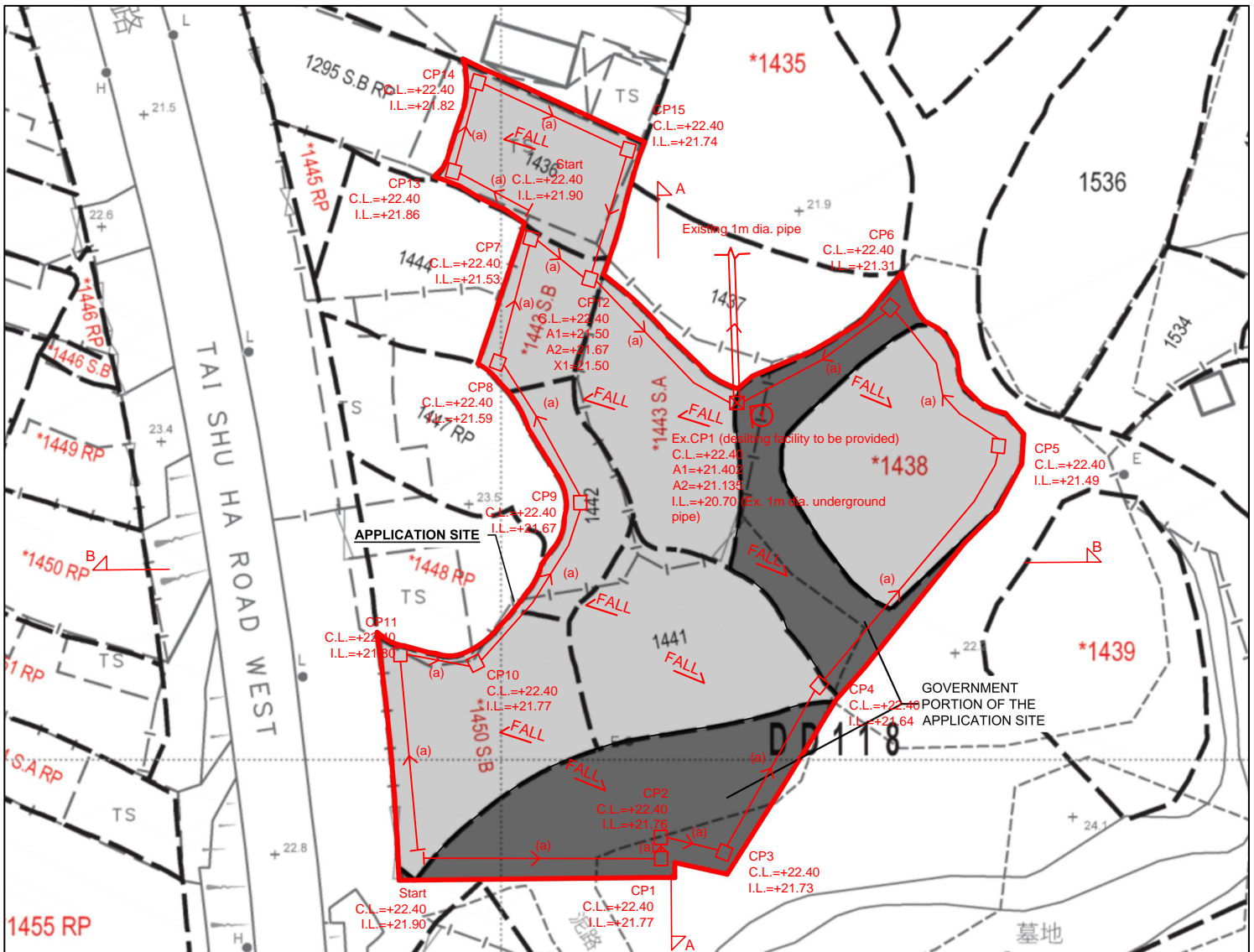
DRAWN BY	DATE
MN	13.3.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FSis PROPOSAL

DWG NO.	VER.
APPENDIX I	001

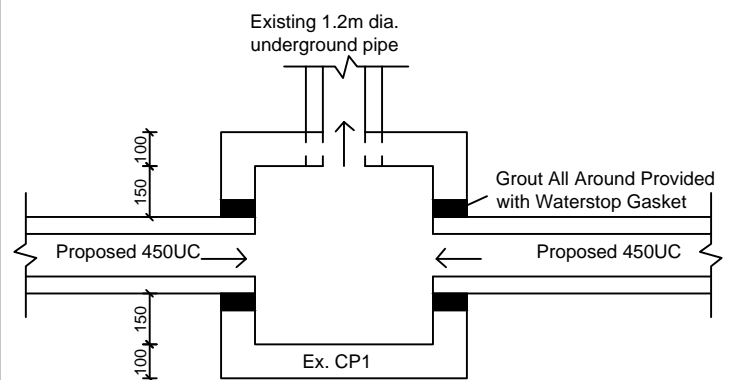


**Note:**

1. Existing Catchpits (CP1) shall be modified to provided desilting facility
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Adjacent area which is developed or occupied, which has their stormwater collection syste.
4. Minor filling works to be carried out. Existing Formation Level is +22.20mPD. Proposed Formation Level is +22.40mPD. The cover level of proposed UC shall be flush with adjoining ground.

**LEGEND**

- CP Proposed CatchPit
- CP Existing CatchPit
- (a) Proposed 450UC (1:200) with Cast Iron Cover
- (b) Proposed 450UC (1:100) with Cast Iron Cover
- Existing 1m dia. underground pipe
- Photo Viewport



**CONNECTION DETAILS**

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

**Project:**

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (Application No.:A/YL-TT/ )

**Title:**

Drainage Proposal - LAYOUT

D01

**Drawn by:**

DM

**Date:**

18-3-2026

**Check by:**

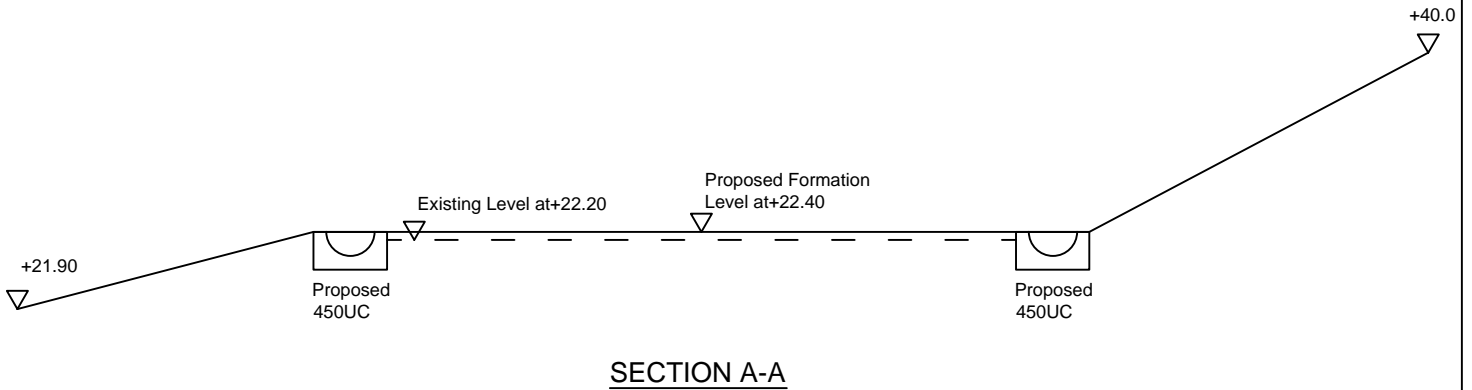
DM

**Scale:**

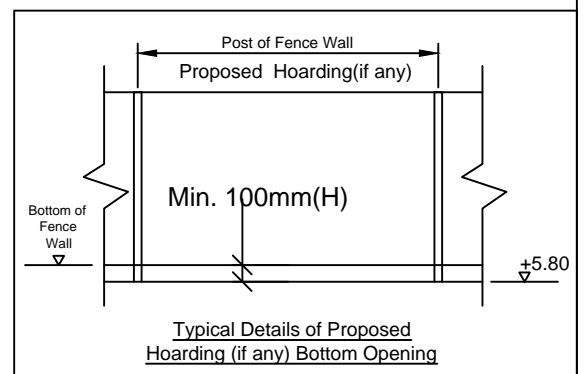
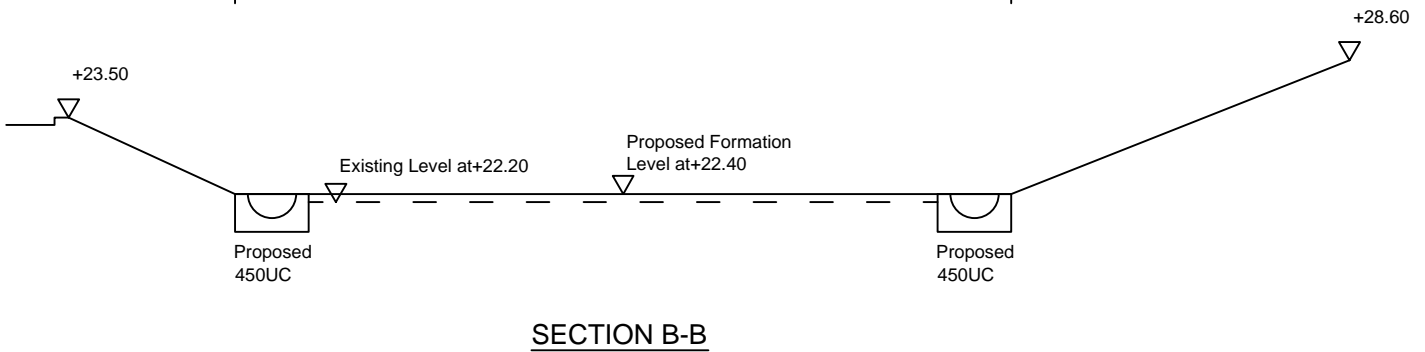
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THE SITE



THE SITE



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**  
 (Application No.:A/YL-TT/ )

Title:

Drainage Proposal - SECTIONS

D03

Drawn by:

DM

Date:

18-3-2026

Check by:

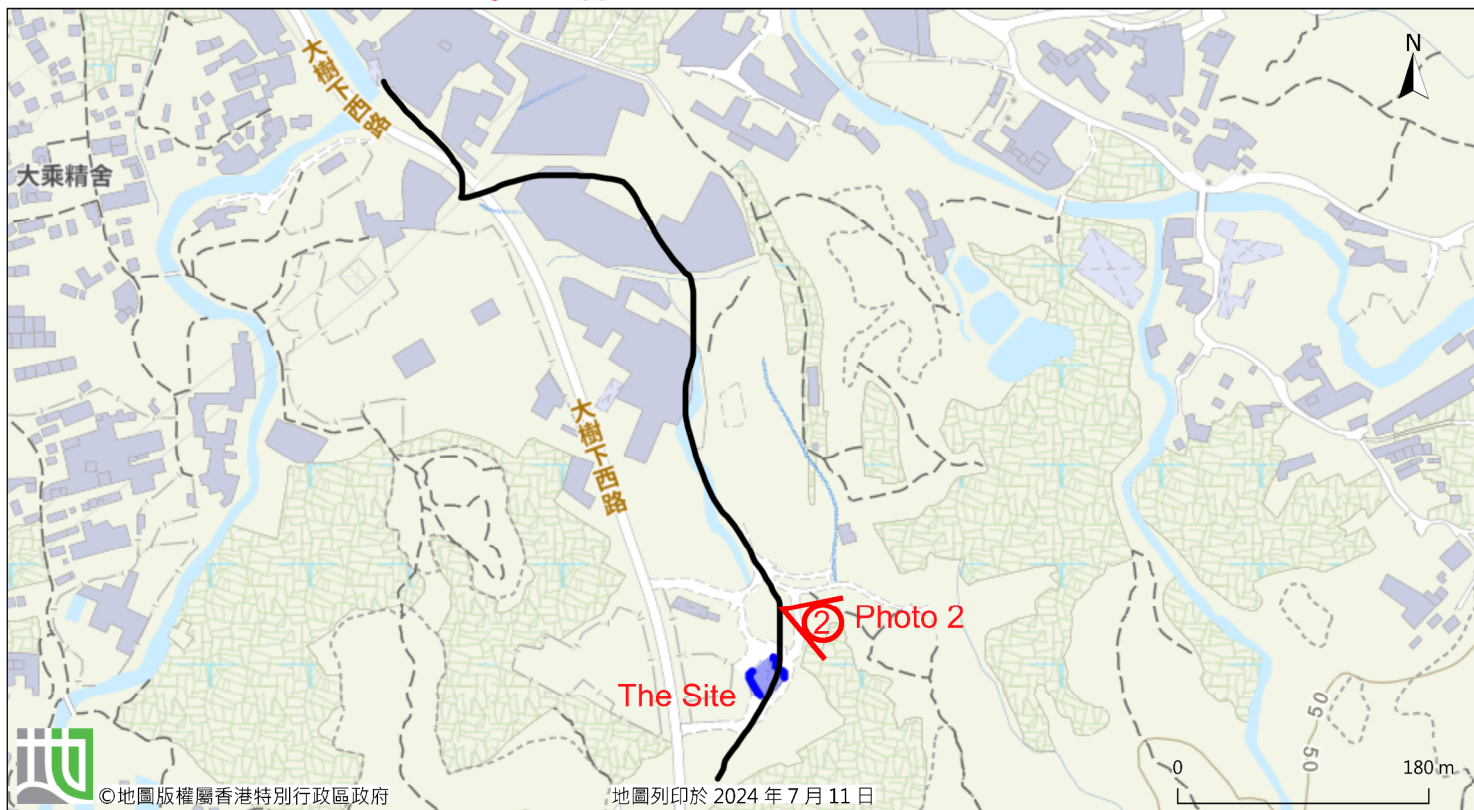
DM

Scale:

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Further downstream of Existing 1m dia. pipe



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

**Photo 1**

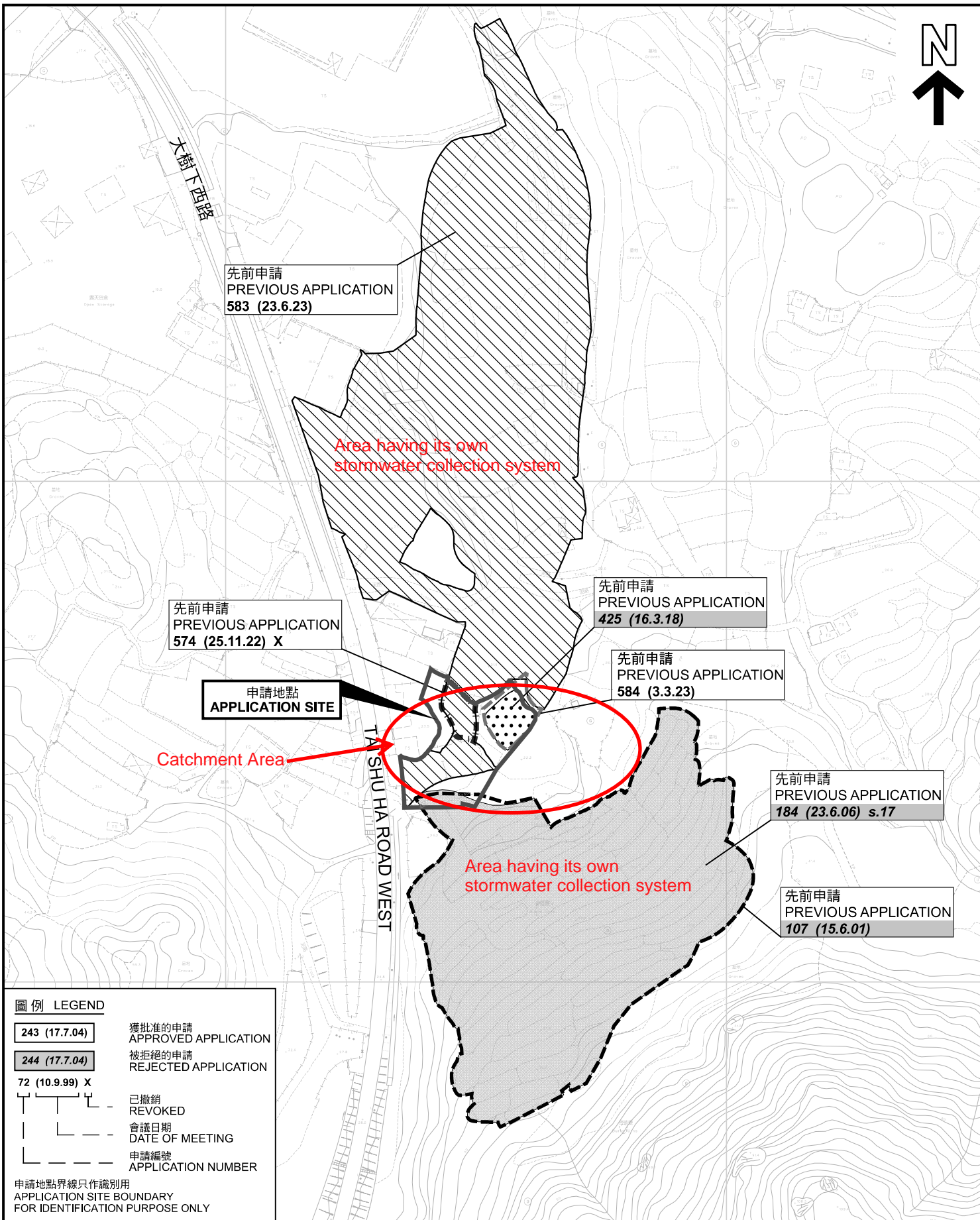


**Photo 1a**



Photo 2





先前申請  
PREVIOUS APPLICATION  
583 (23.6.23)

Area having its own  
stormwater collection system

先前申請  
PREVIOUS APPLICATION  
574 (25.11.22) X

申請地點  
APPLICATION SITE

Catchment Area

TASHU HA ROAD WEST

先前申請  
PREVIOUS APPLICATION  
425 (16.3.18)

先前申請  
PREVIOUS APPLICATION  
584 (3.3.23)

先前申請  
PREVIOUS APPLICATION  
184 (23.6.06) s.17

Area having its own  
stormwater collection system

先前申請  
PREVIOUS APPLICATION  
107 (15.6.01)

圖例 LEGEND

- 243 (17.7.04) 獲批准的申請  
APPROVED APPLICATION
- 244 (17.7.04) 被拒絕的申請  
REJECTED APPLICATION
- 72 (10.9.99) X 已撤銷  
REVOKED
- 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

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

先前申請圖 PREVIOUS APPLICATIONS PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程  
元朗大棠丈量約份第118約地段第1438號、第1441號(部分)、第1442號、  
第1443號A分段、第1443號B分段和第1450號B分段及毗連政府土地  
PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
LOTS 1438, 1441 (PART), 1442, 1443 S.A, 1443 S.B AND 1450 S.B IN D.D. 118  
AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG  
SCALE 1 : 2 500 比例尺



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-TT/648

圖 PLAN  
A-1b

本摘要圖於2024年5月17日擬備，所根據的資料為測量圖編號 6-NW-20D 和 6-NW-25B  
EXTRACT PLAN PREPARED ON 17.5.2024  
BASED ON SURVEY SHEETS No.  
6-NW-20D and 6-NW-25B



Justification of C value



Outside Catchment Area 1, Area	= 1288	m <sup>2</sup>	(C= 0.95 )	L1= 44.72 m,	H1= 1 m
Outside Catchment Area 2, Area	= 1419	m <sup>2</sup>	(C= 0.25 )	L2= 110.79 m,	H2= 15.89 m
Outside Catchment Area 3, Area	= 541	m <sup>2</sup>	(C= 0.95 )	where H2= (40+22.4)*100/110.79	
Outside Catchment Area 4, Area	= 3958	m <sup>2</sup>	(C= 0.25 )		
THE SITE (Portion 1), Area	= 1047	m <sup>2</sup>	(C= 0.95 )	L3= 95.32 m,	H3= 18.46 m
THE SITE (Portion 2), Area	= 1854	m <sup>2</sup>	(C= 0.95 )	where H3= (40+22.4)*100/95.32	

**Calculation of Design Runoff of the Proposed Development.**

**For the design of drains from Start Point to Ex. CP1 via CP11, The Site (Portion 1) + Outside Catchment Area 1**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1047+1288 \quad \text{m}^2$$

$$= 2335$$

$$= 0.002335 \quad \text{km}^2$$

$$t = 0.14465 L1/ H1^{0.2} A^{0.1}$$

$$= 0.14465*44.72/1^{0.2}*2335^{0.1}$$

$$= 2.978 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(2.978+3.29)^{0.355}$$

$$= 305.6 \quad \text{mm/hr}$$

Therefore,  $Q1 = 0.278*0.95*305.6*0.002335$

$$= 0.1885 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{11308} \quad \text{lit/min}$$

**Provide 450UC (1:200) is OK**

**Calculation of Design Runoff of the Proposed Development.**

**For the design of drains Start Point to CP5, The Site (Portion 2) + Outside Catchment Area 4**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1854+3958 \quad \text{m}^2$$

$$= 5812$$

$$= 0.005812 \quad \text{km}^2$$

$$t = 0.14465 L2/ H2^{0.2} A^{0.1}$$

$$= 0.14465*110.79/15.89^{0.2}*5812^{0.1}$$

$$= 3.874 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(3.874+3.29)^{0.355}$$

$$= 291.5 \quad \text{mm/hr}$$

Therefore,  $Q2 = 0.278*0.25*291.5*0.003958+0.278*0.95*291.5*0.001854$

$$= 0.2229 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{13374} \quad \text{lit/min}$$

**Provide 450UC (1:200) is OK**

**For the design of drains from CP5 to EX. CP1, Outside Catchment Area (2+3) + Q2**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1419+541 \quad \text{m}^2$$

$$= 1960$$

$$= 0.00196 \quad \text{km}^2$$

$$t = 0.14465 L3/ H3^{0.2} A^{0.1}$$

$$= 0.14465*95.32/18.46^{0.2}*1960^{0.1}$$

$$= 3.61 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*505.5/(3.61+3.29)^{0.355}$$

$$= 295.4 \quad \text{mm/hr}$$

Therefore,  $Q3 = 0.278*0.25*295.4*0.001419+0.278*0.95*295.4*0.000541+Q2$

$$= 0.2942 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{17655} \quad \text{lit/min}$$

**Provide 450UC (1:100) is OK**

**For the design of drains outfall from the site, Q1+Q3**

$$Q = Q1 + Q3$$

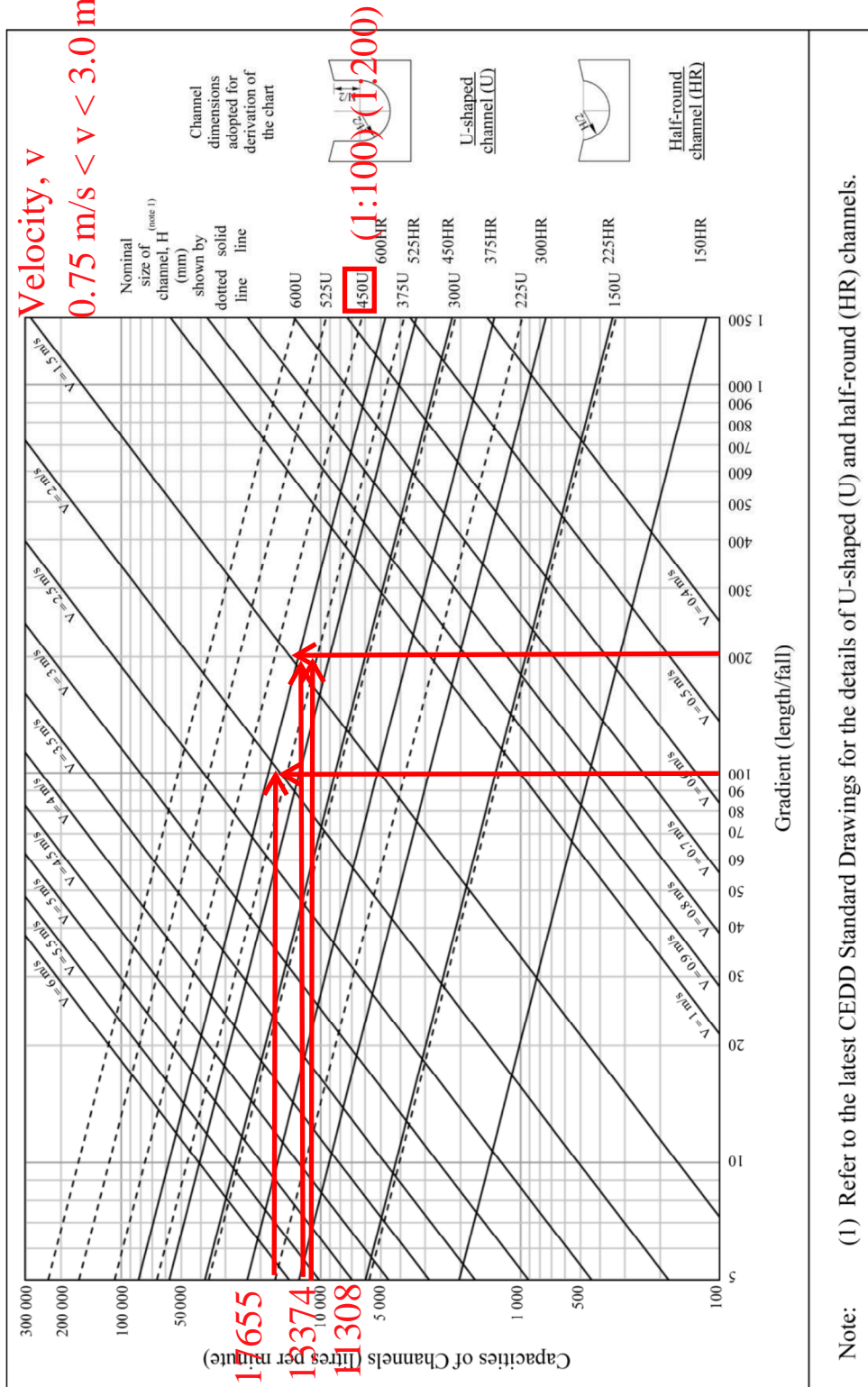
$$= 11308 + 17655$$

$$= \mathbf{28963} \quad \text{lit/min}$$

**GEO Technical Guidance Note No. 43 (TGN 43)**  
**Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1      Revision: -      Date: 05.06.2014      Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check Ex. 1m dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

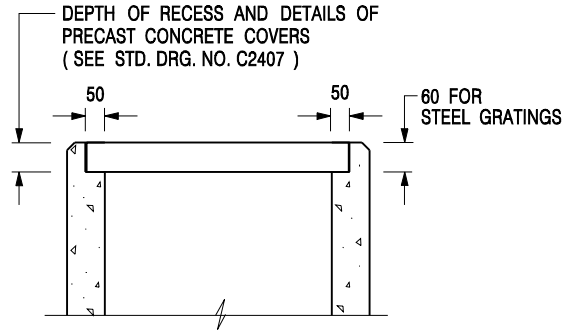
where :

V	=		mean velocity (m/s)
g	=	9.81	m/s <sup>2</sup> gravitational acceleration (m/s <sup>2</sup> )
D	=	1	m internal pipe diameter (m)
ks	=	0.00006	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m <sup>2</sup> /s kinematic viscosity of fluid (m <sup>2</sup> /s)
s	=	0.005	hydraulic gradient (1: 200 )

Therefore, design V of pipe capacity = 2.88 m/s

Q= 0.8VA	(0.8 factor for sedimentation)
= 1.809	m <sup>3</sup> /s
= 108536	lit/min
> 28963	lit/min Ok






**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)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b> C2406 /2A
<b>DATE</b> JAN 1991	

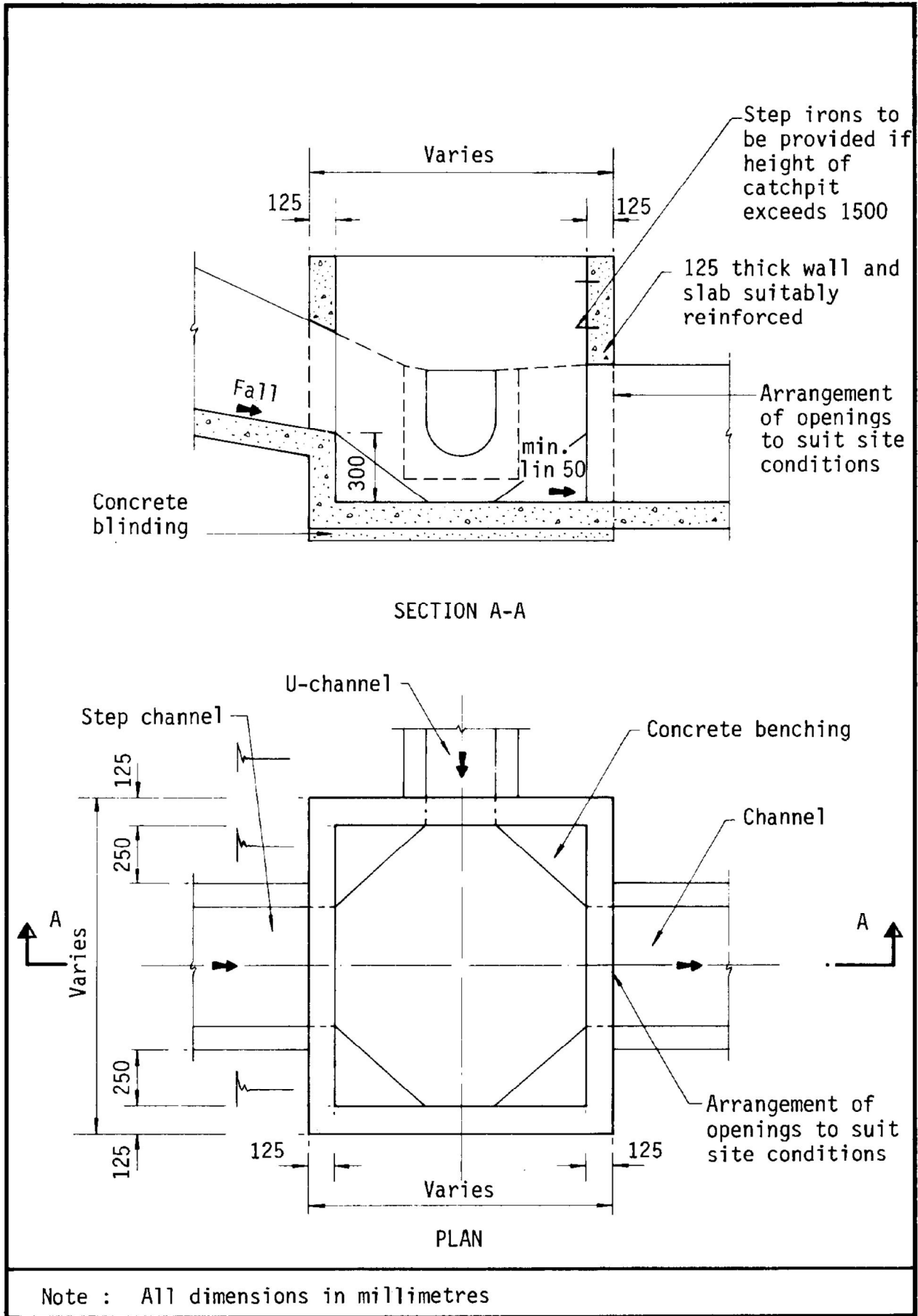
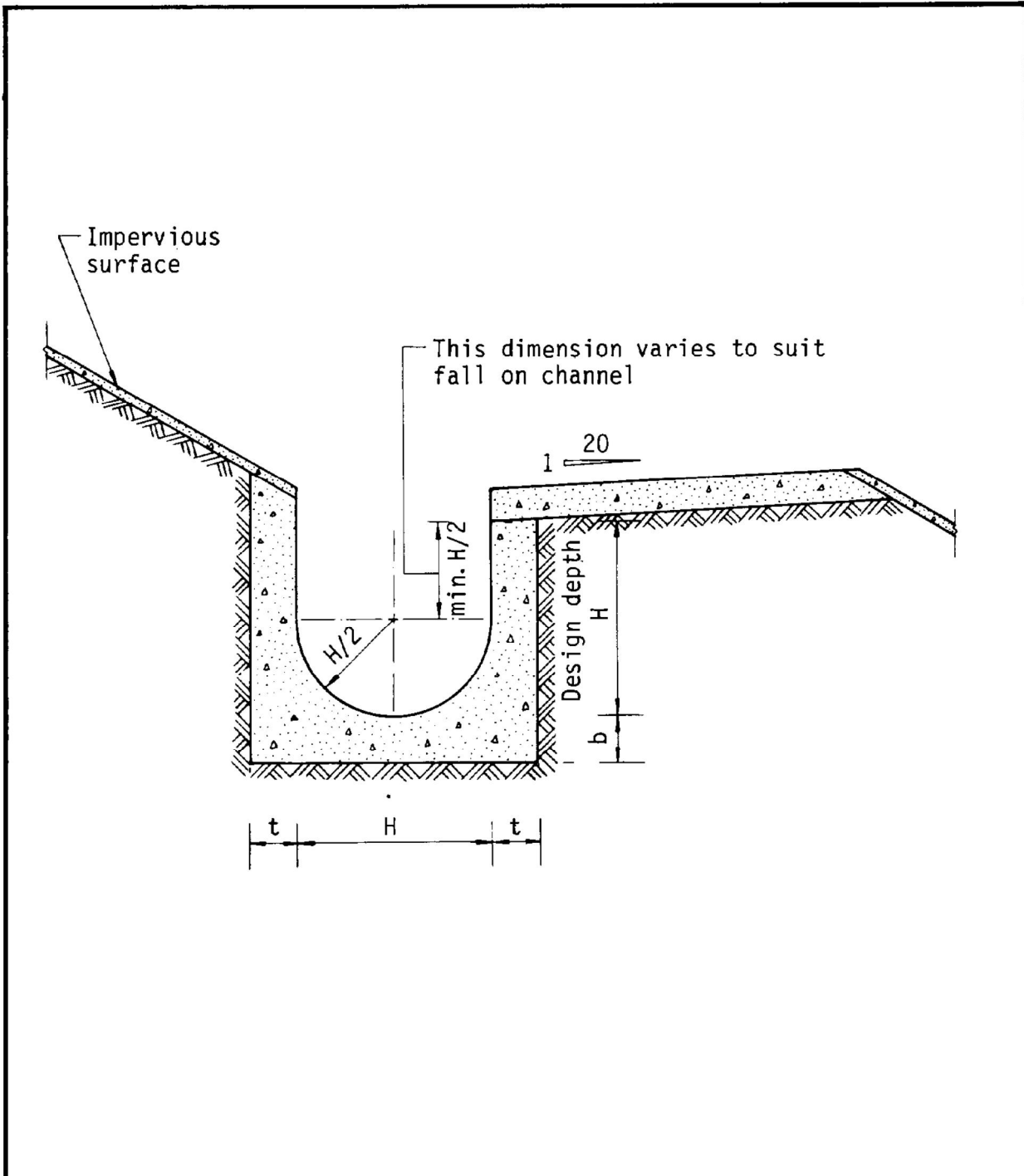


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

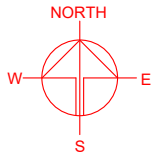
**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,901 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT  
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2500 @ A4

DRAWN BY: MN DATE: 11.3.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
LOCATION PLAN

DWG NO. PLAN 1 VER. 001

**LEGEND**

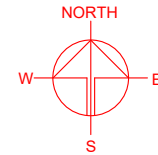
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

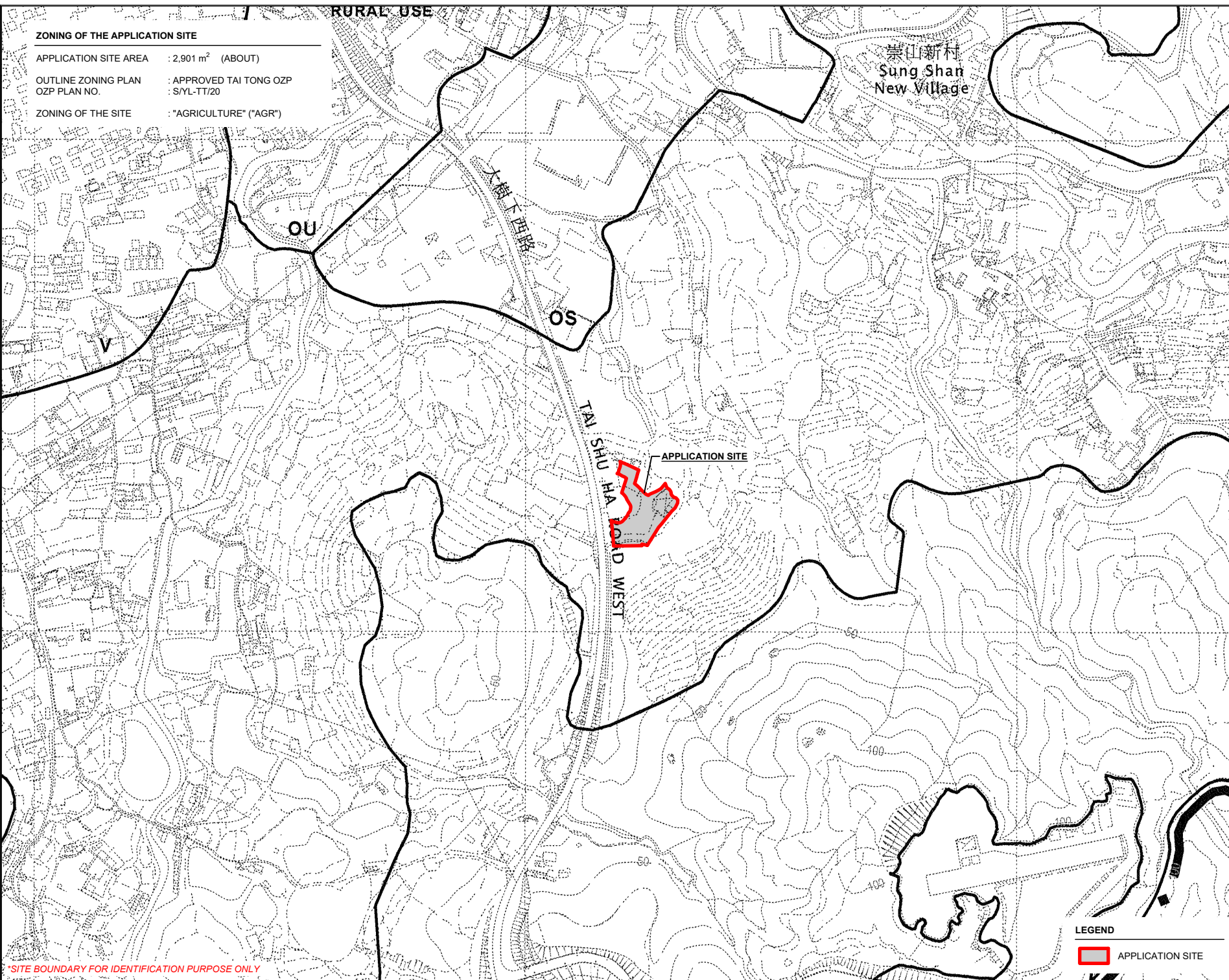
RURAL USE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,901 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
 OZP PLAN NO. : S/YL-TT/20  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



崇山新村  
Sung Shan  
New Village



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING REPAIR AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS)

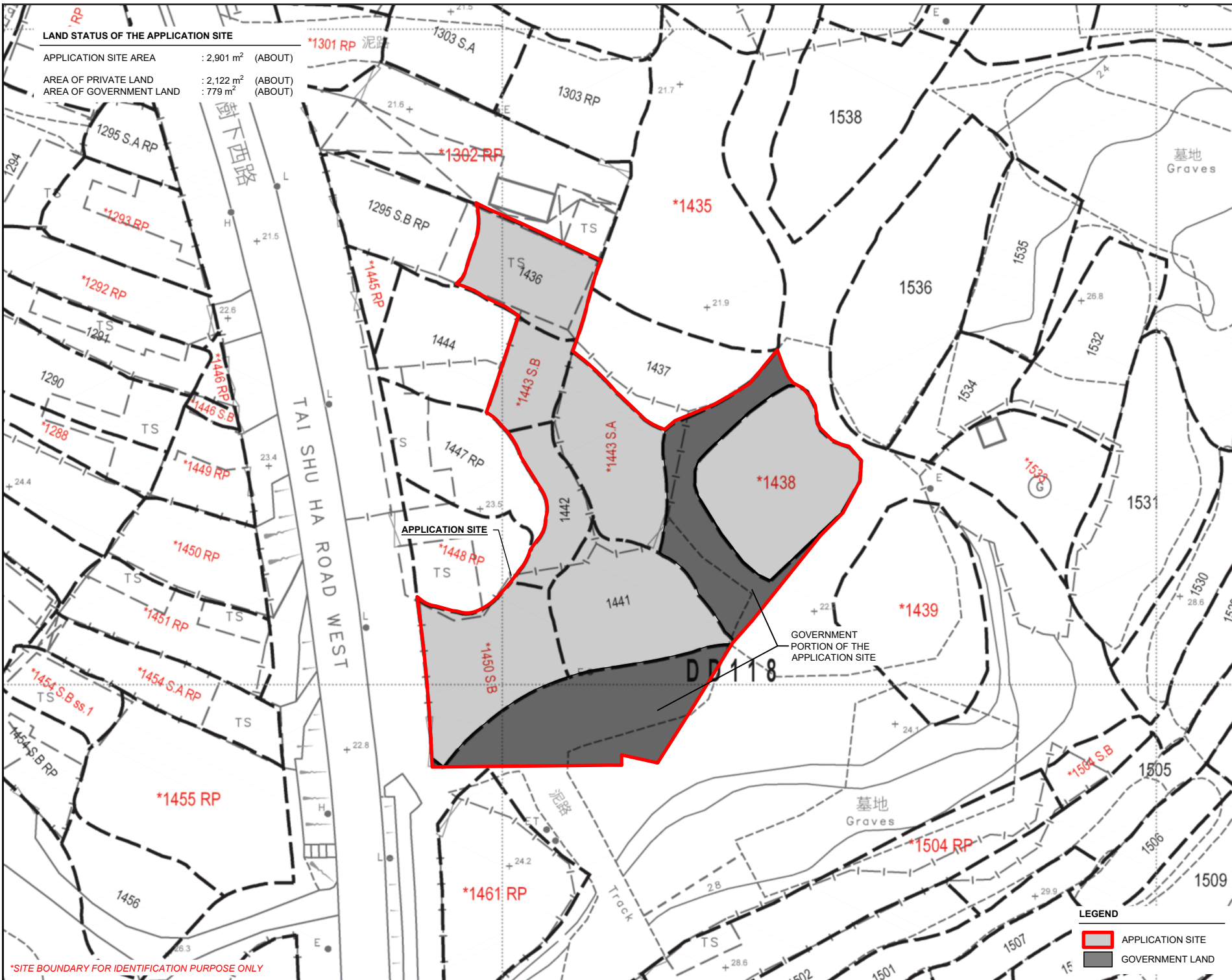
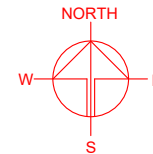
SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	11.3.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,901 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 2,122 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 779 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE AND DANGEROUS GOODS GODOWN AND WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING VEHICLE REPAIR AND ASSOCIATED)

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 750 @ A4

DRAWN BY MN	DATE 11.3.2026
REVISED BY	DATE
APPROVED BY	DATE

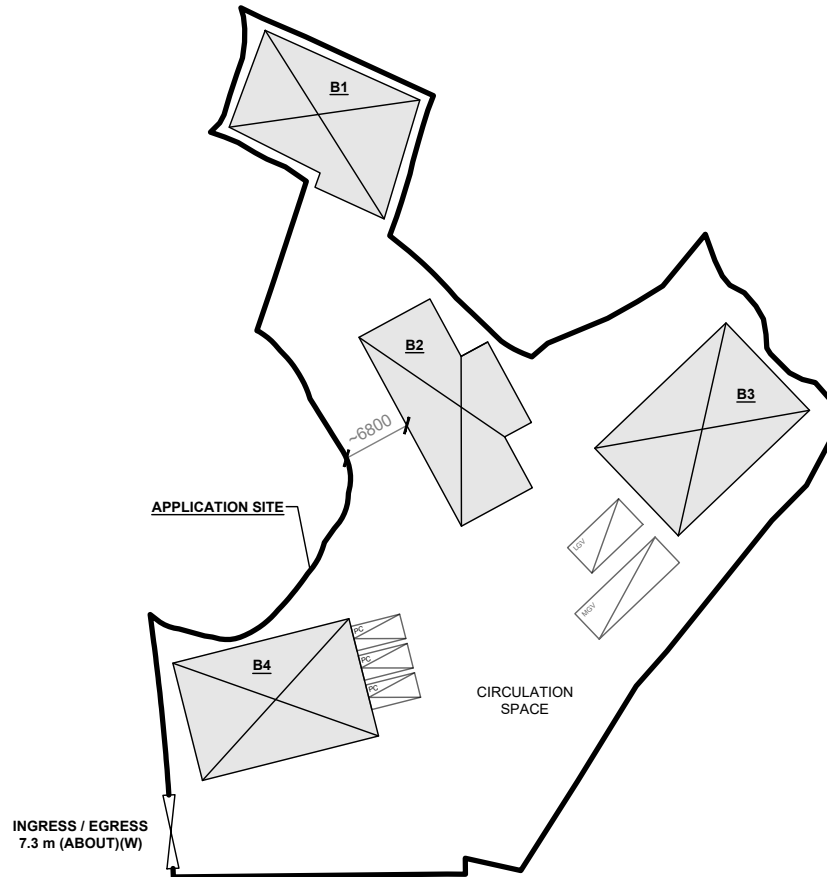
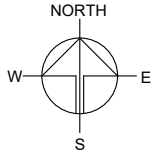
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 2,901 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 822 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,079 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 28 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 822 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 822 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	192 m <sup>2</sup> (ABOUT)	192 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	198 m <sup>2</sup> (ABOUT)	198 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8.5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>822 m<sup>2</sup> (ABOUT)</b>	<b>822 m<sup>2</sup> (ABOUT)</b>	

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



**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (MGW)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY: MN DATE: 13.3.2026

REVISED BY: DATE:

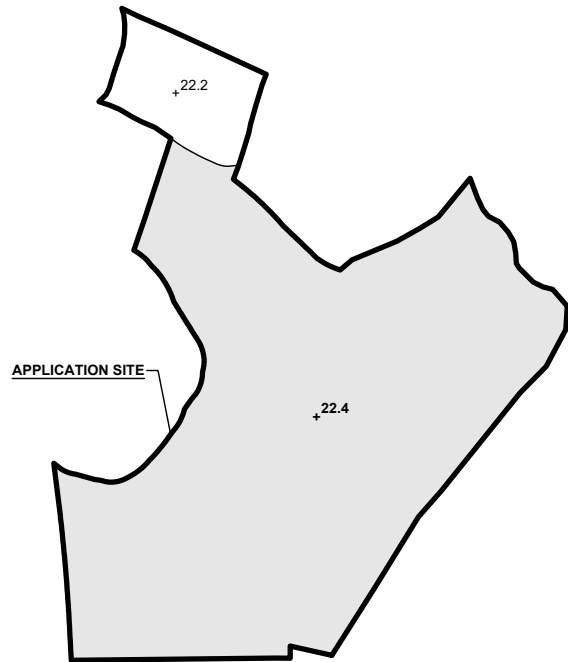
APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 2,901 m <sup>2</sup>	(ABOUT)
HARD-PAVED AREA	: 2,647 m <sup>2</sup>	(ABOUT)
SOILED GROUND AREA	: 254 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVEL	: +22.2 mPD - 22.4 mPD	(ABOUT)



**LEGEND**

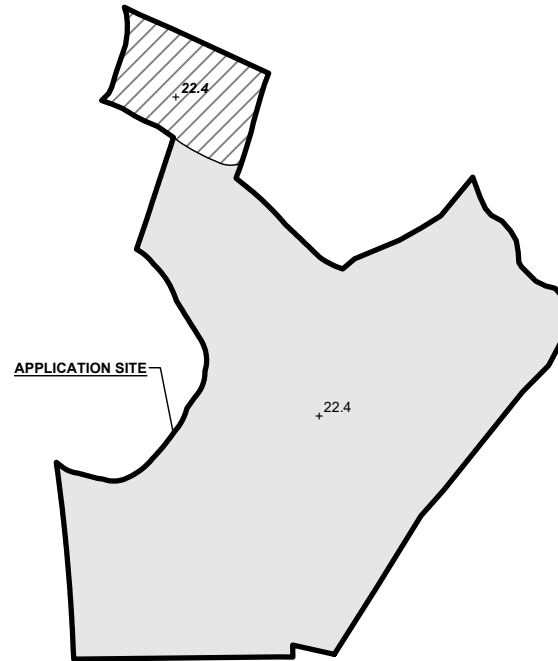
- APPLICATION SITE
- EXISTING HARD-PAVED AREA
- EXISTING SOILED AREA
- +22.4** EXISTING SITE LEVEL (PAVED)
- +22.2** EXISTING SITE LEVEL (SOIL)

SITE LEVELS ARE FOR REFERENCE ONLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

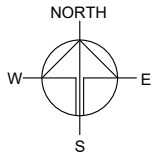
**FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA	: 2,901 m <sup>2</sup>	(ABOUT)
APPLIED FILLING OF LAND AREA	: 2,901 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +22.4 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACES AND CIRCULATION SPACE	



**LEGEND**

- APPLICATION SITE
- EXISTING HARD-PAVED AREA
- PROPOSED HARD-PAVED AREA
- +22.4** EXISTING SITE LEVEL
- +22.4** PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	11.3.2026

REVISED BY	DATE

APPROVED BY	DATE

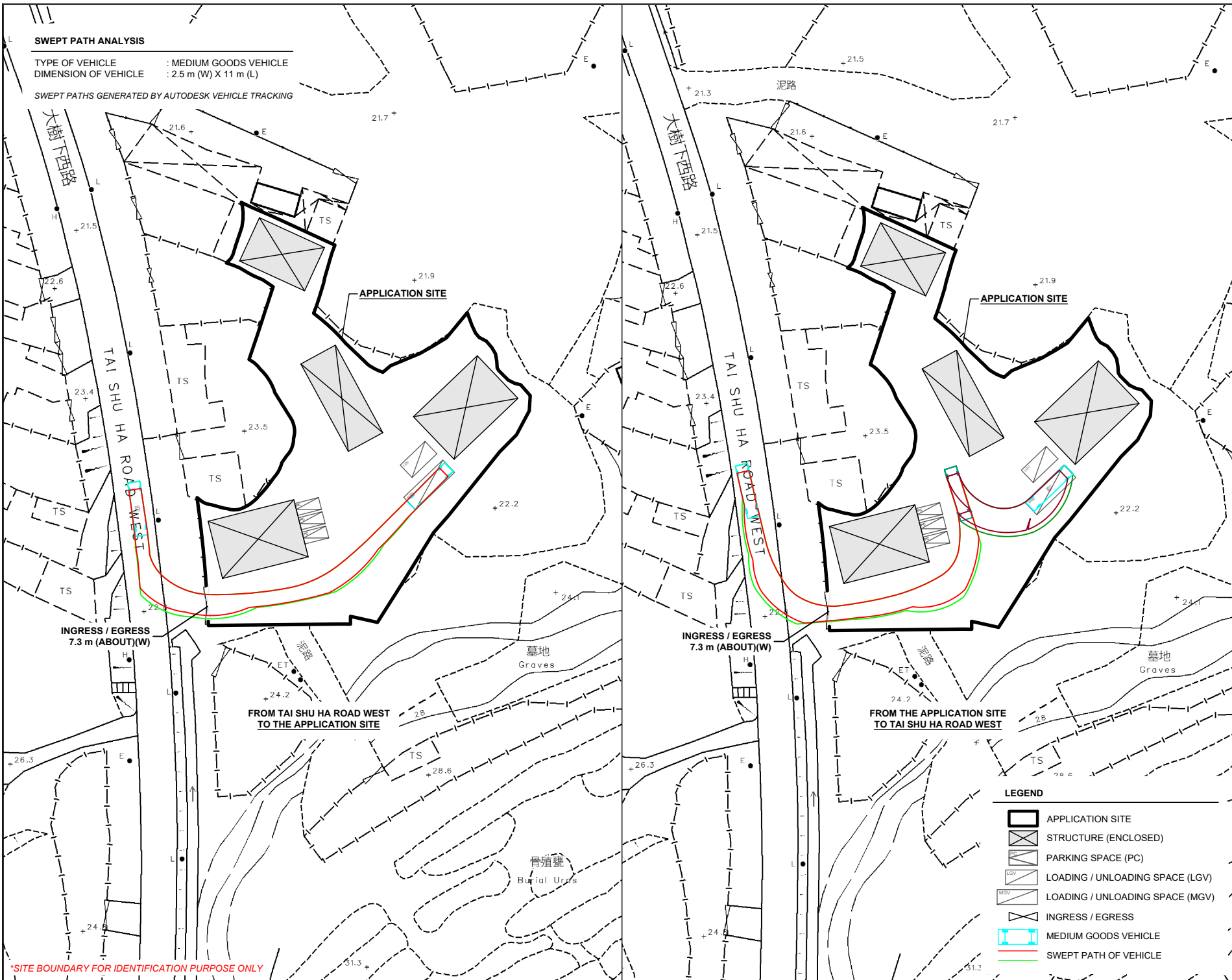
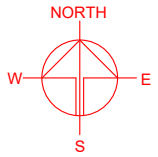
DWG. TITLE  
FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (MGV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEEPED PATH OF VEHICLE

SCALE  
1:1000 @ A4

DRAWN BY MN	DATE 11.3.2026
CHECKED BY	DATE

APPROVED BY	DATE
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DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 001
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