Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1355 (Part) and 1357 (Part) in D.D. 82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).

1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry.

2) Planning Context

2.1 The Site currently falls within area zoned as "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, *'warehouse'* is neither a column one nor column two use within the "AGR" zone. Thus, planning permission is required from the Board.

2.2 The proposed development with a single low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, paved vacant land, etc.. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.

2.3 Several similar S.16 planning applications for '*warehouse'* use were also approved by the Board within the same "AGR" zone, which the latest application (No. A/NE-TKL/784) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

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

Table 1 – Compliance record of the previous application

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

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

3) Development Proposal

3.1 The Site occupies an area of 569 m^2 (about) (**Plan 1**). One 1-storey structure is proposed at the Site for warehouse (excluding D.G.G.) use with total GFA of 203 m^2 (about) (**Plan 4**). The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.

3.2 As the Site is mainly for 'warehouse (excluding D.G.G.)' use with no shopfront, no staff and visitor will station at and visit the Site respectively. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

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

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

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

Table 3 – Parking and L/UL Provision

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

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

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

Table 4 – Estimated Trip Generation/Attraction

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

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

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are also provided by the applicant, i.e. *submission of updated drainage and FSIs proposals*, to mitigate any adverse impacts after the planning application has been approved by the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse (Excluding D.G.G.) and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

August 2026

LIST OF APPENDICES

Appendix I	FSIs Proposal
Appendix II	Drainage Proposal

LIST OF PLANS

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

DEVELOPMENT PARAMETERS

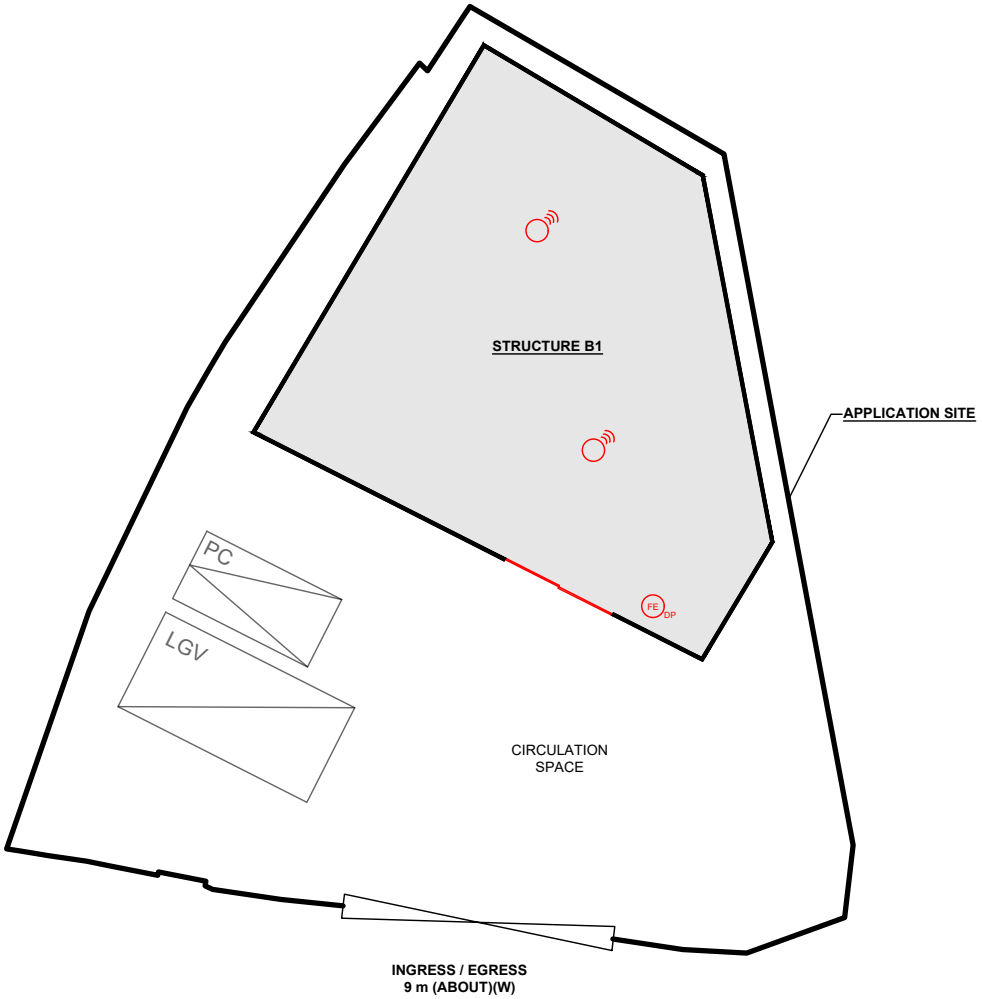
APPLICATION SITE AREA	: 569 m^2	(ABOUT)
COVERED AREA	: 203 m^2	(ABOUT)
UNCOVERED AREA	: 366 m^2	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 203 m^2	(ABOUT)
TOTAL GFA	: 203 m^2	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)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

PARKING AND LOADING / UNLOADING PROVISIONS

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

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

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



FIRE SERVICE INSTALLATIONS

STAND-ALONE FIRE DETECTOR

FE DP 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".

2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

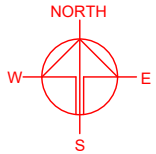
3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

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

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

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

SCALE: 1 : 250 @ A4

DRAWN BY	DATE
MN	27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE: FSIs PROPOSAL

DWG NO.	VER.
APPENDIX I	001

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

Drainage Proposal

Aug 2026

MARVELLOUS
CONSTRUCTION & DESIGN COMPANY LIMITED

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1 Introduction 1
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1.2 Application Site 1
2 Development Proposal 2
2.1 The Proposed Development 2
3 Assessment Criteria 2
4 Existing Drainage System 5
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5 Conclusion 5

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Table 2– Design Return Periods under SDM 2

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Figure 1 – Site Location Plan

Figure 2 - Existing Drainage Plan

Figure 3– Existing Drainage System

Figure 4 – Catchment Plan

Figure 5 - Sections

List of Appendix

Appendix A – Design Calculation

Appendix B - Development Layout Plan

Appendix C – Site Photos

1 Introduction

1.1 Background

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

1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

1.2.1 The application site is situated beside locate road at the west of Ping Che Road. It has an area of approx. 569 m^2. The site location is shown in **Figure 1**.

1.2.2 The existing site is already fully paved. The existing site levels are approx. + 9.40 mPD. No major site formation works for the application site is anticipated.

1.2.3 The site is implemented with existing drains. There is an existing approx.. 1200mm channel by the southwest of the application site. There is also an approx.. 3000mm channel part of Ping Yuen River by the west of the site. **Figure 2** and **3** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 569 m^2. The site is already fully paved. The catchment plan is shown in **Figure 4**.

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

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

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

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

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

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

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum No.1/2024)

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

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

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

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

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

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

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

Where,

V = velocity of the pipe flow (m/s)
S_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

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

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

where,

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

4 Existing Drainage System

4.1. Existing Channels

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

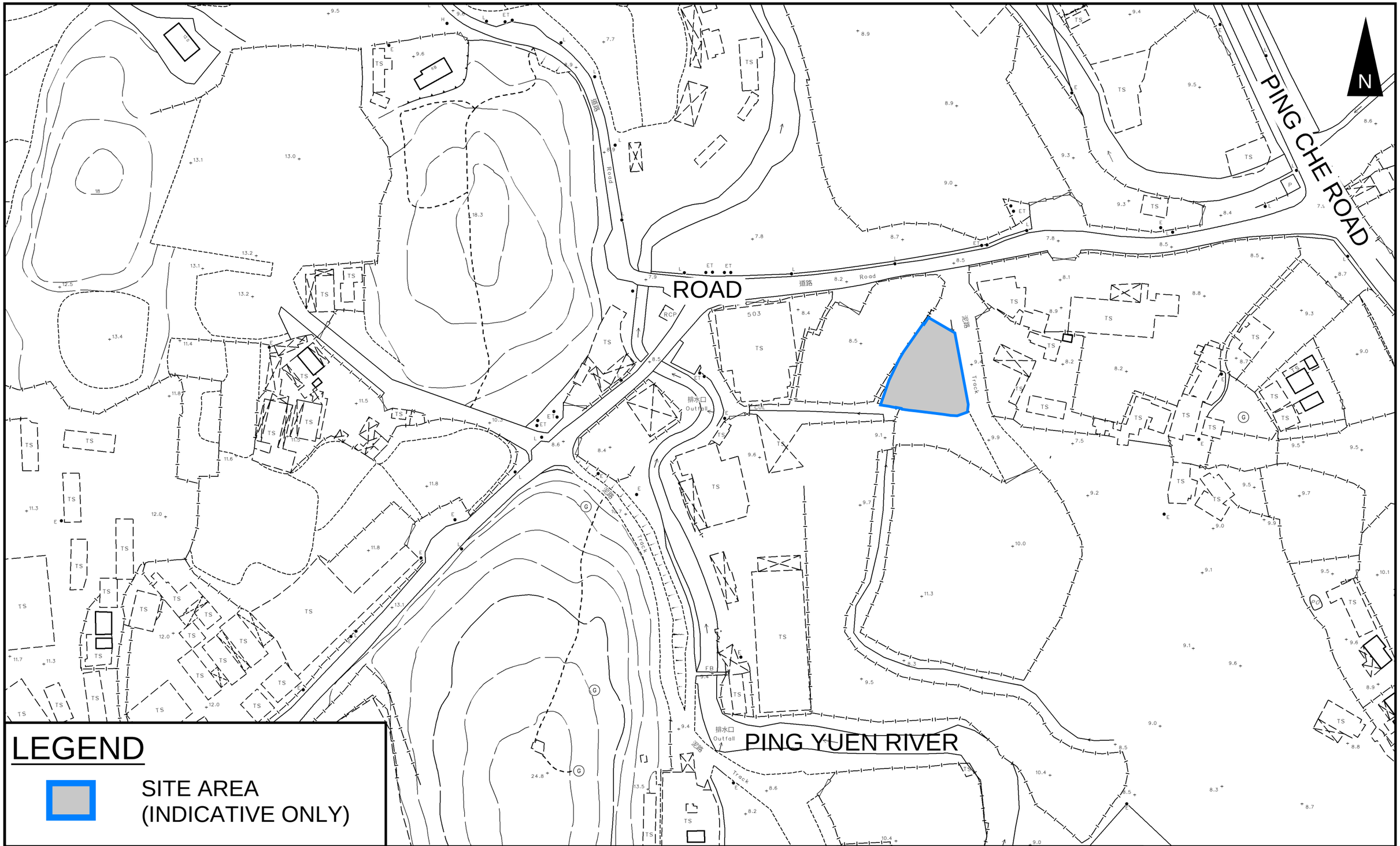
4.1.2 The alignment, size, gradient of the existing channels are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

5 Conclusion

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

- End of Text -

FIGURES



LEGEND

SITE AREA
(INDICATIVE ONLY)

PROJECT:

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

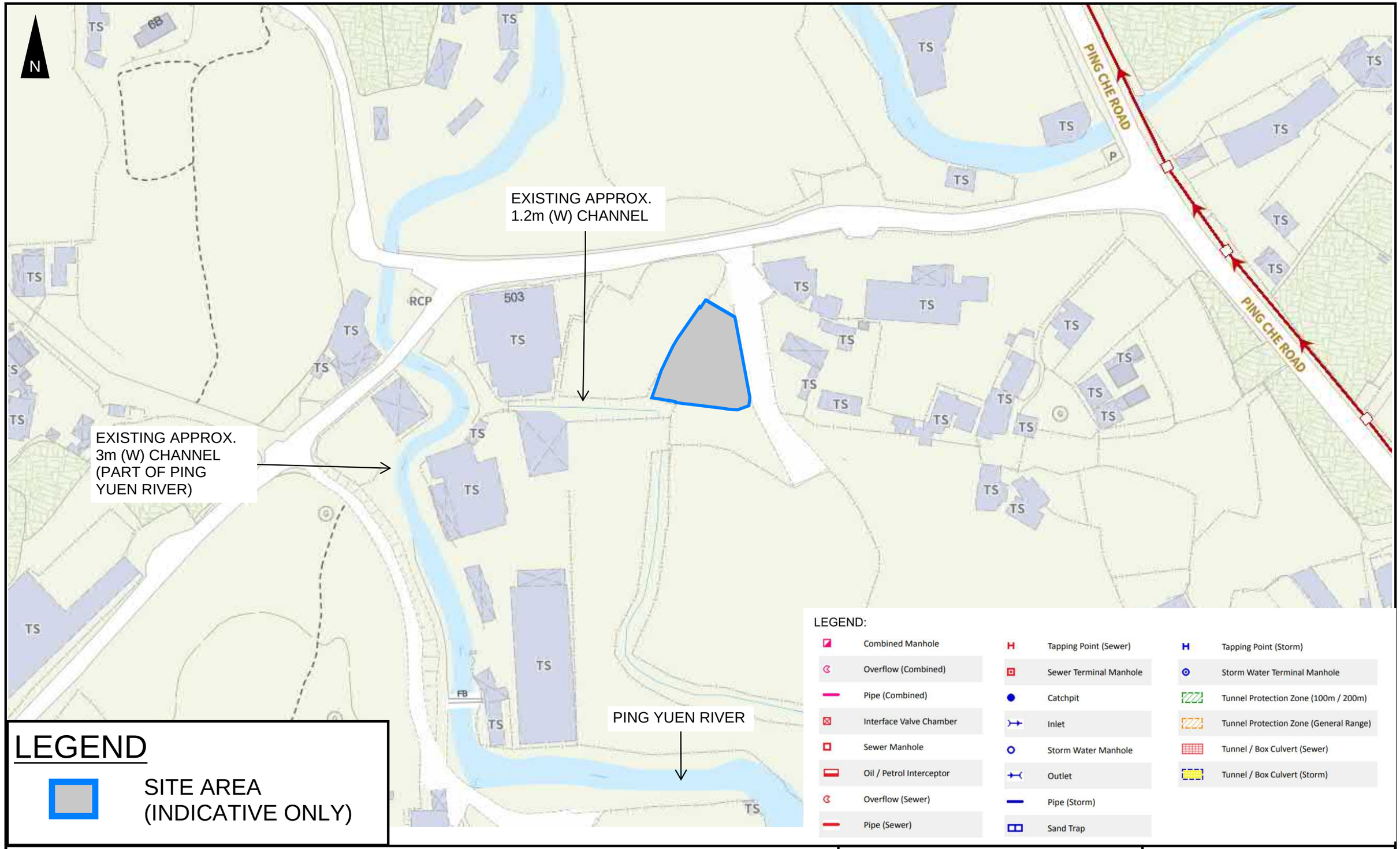
TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

LOCATION:

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

VER	DESCRIPTION	DATE



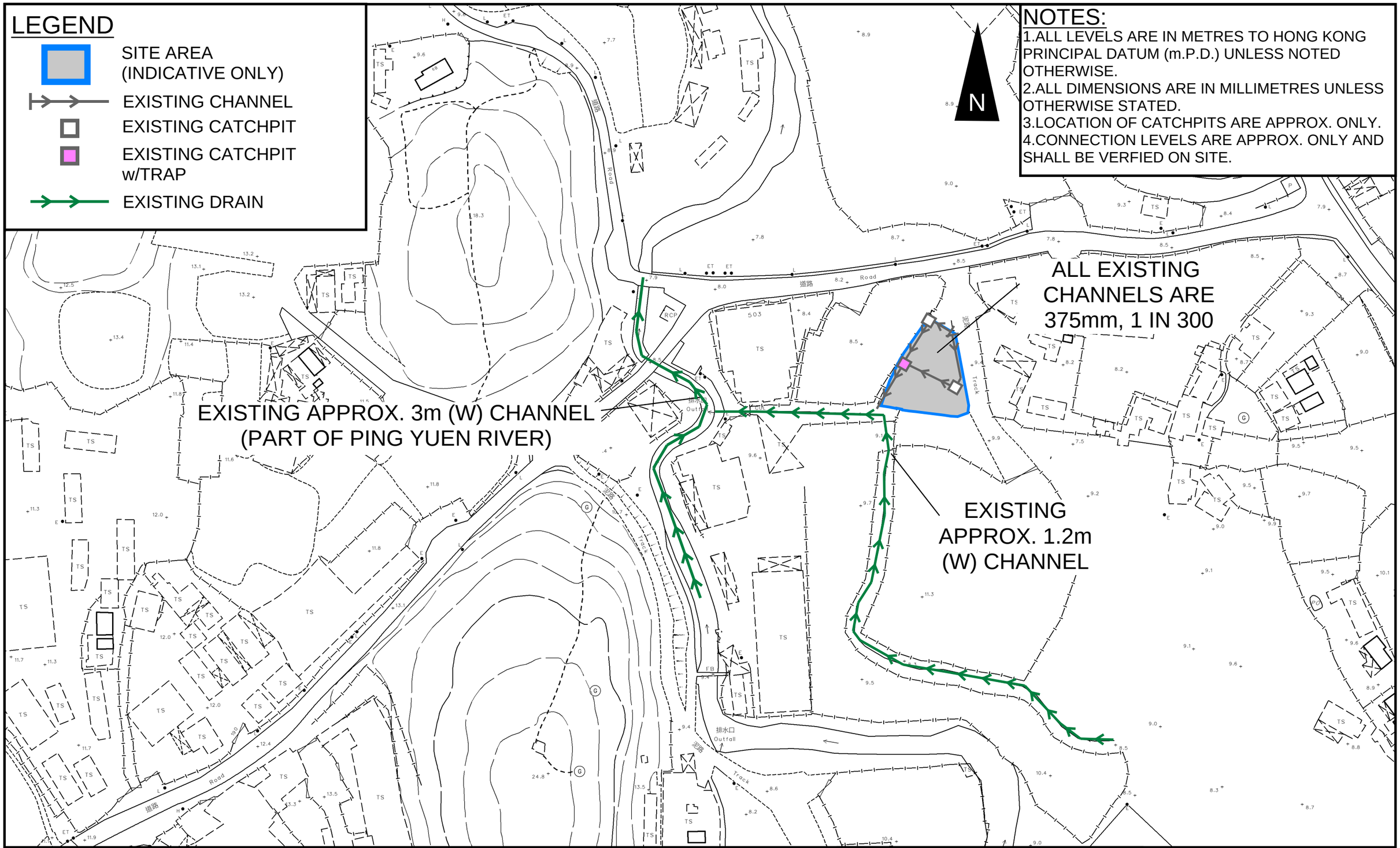
PROJECT:	TITLE	FIGURE NUMBER
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	EXISTING DRAINAGE PLAN	FIGURE 2
LOCATION: Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories		VER / DESCRIPTION / DATE

LEGEND

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

NOTES:

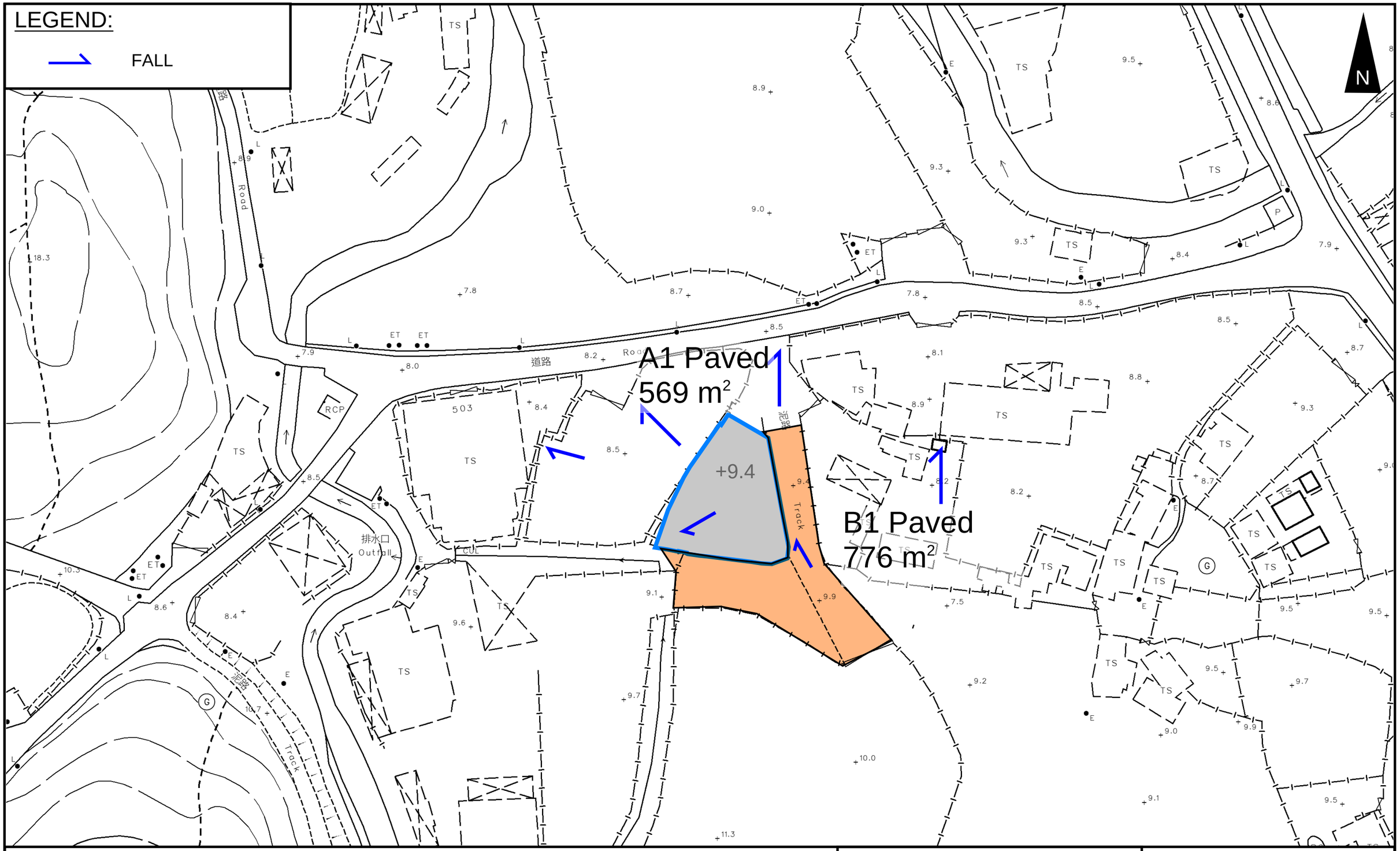
1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON SITE.



PROJECT:	TITLE	FIGURE NUMBER
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	EXISTING DRAINAGE SYSTEM	FIGURE 3

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

VER	DESCRIPTION	DATE

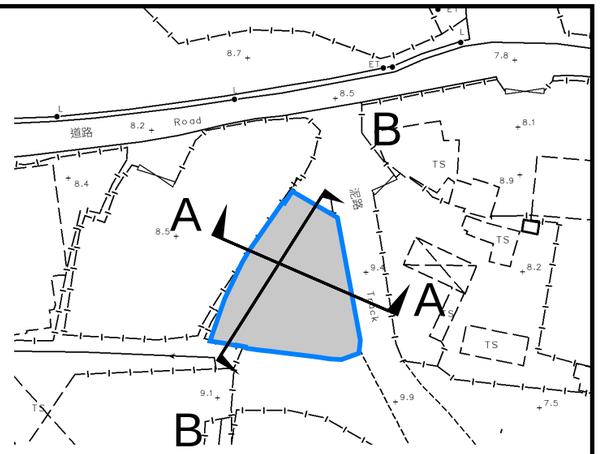


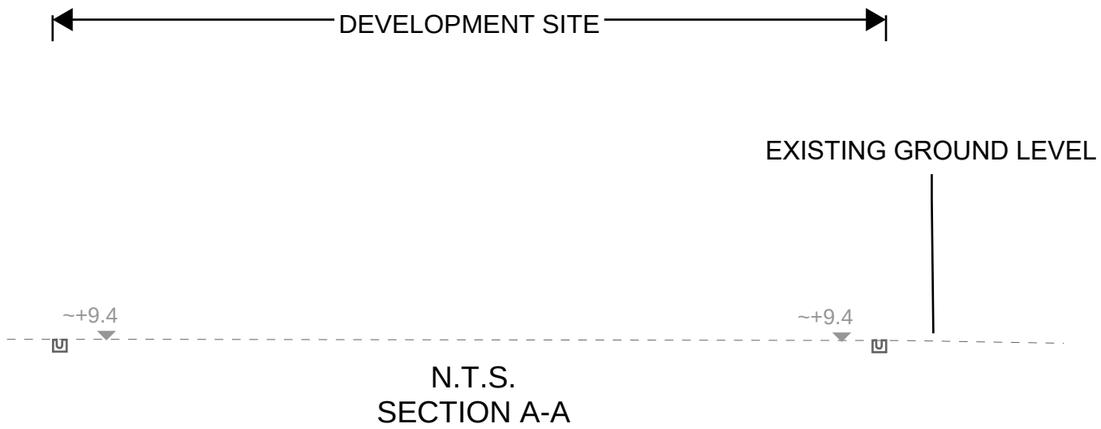
PROJECT:	TITLE	FIGURE NUMBER
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	CATCHMENT PLAN	FIGURE 4

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

LEGEND

SITE AREA
(INDICATIVE ONLY)





N.T.S.
SECTION A-A

N.T.S.
SECTION B-B

PROJECT:	TITLE	FIGURE NUMBER
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	SECTIONS	FIGURE 5
LOCATION: Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories		VER / DESCRIPTION / DATE

APPENDIX

Appendix A: Design Calculation

Zone

North District

Return Period	1 in	10	years

n	0.014
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^2)

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

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s##	Capacity m^3/s	Catchments	Total Equivalent Area m^2	ToC min	Intensity mm/hr ##	Total Discharge m^3/s	Utilization	Remark
Existing 375 Channel				375	300	UC					1.06	0.13	A1,B1	1277.75	4.20	219	0.08	58.4%	
Existing 1200 Channel				1200	500	UC					1.78	2.29	A1,B1	1277.75	4.20	219	0.08	3.4%	

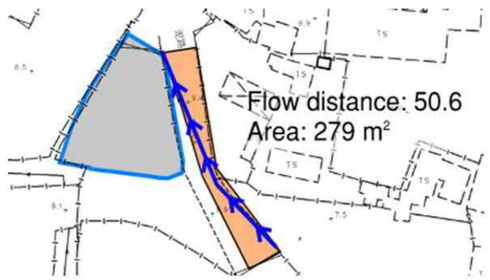
No unacceptable impact to existing 1200 channel is anticiapted.

#SP: Start Point

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

Time of Concentration Checking

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



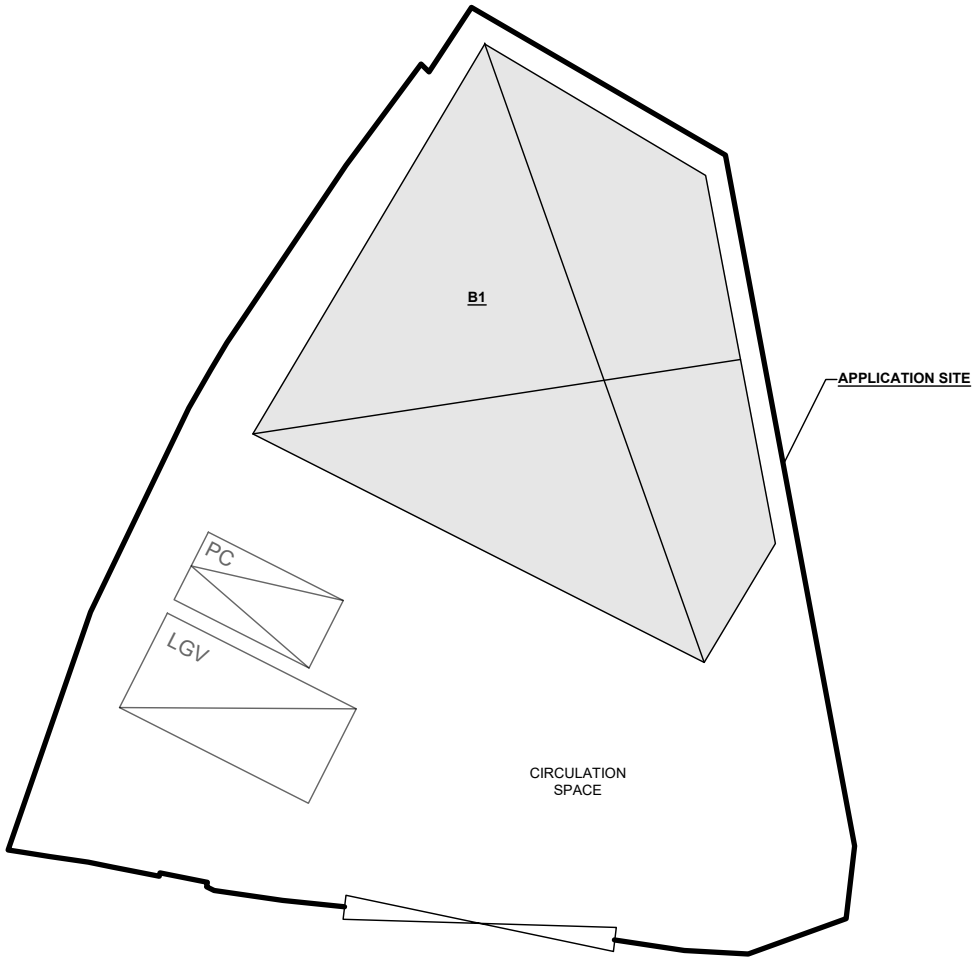
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

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

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

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



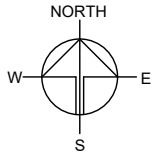
PARKING AND LOADING / UNLOADING PROVISIONS

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

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

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



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

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

SCALE

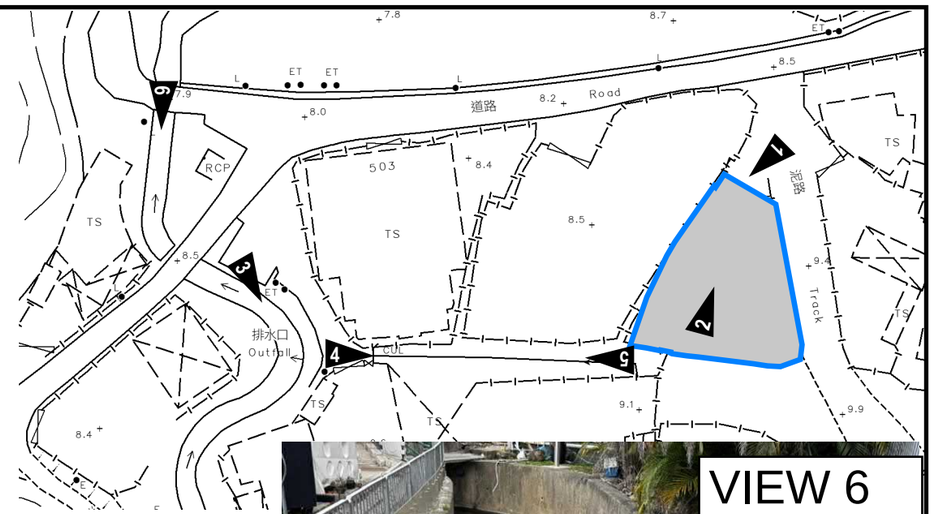
1 : 250 @ A4

DRAWN BY	DATE
MN	27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001



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

SITE PHOTOS

APPENDIX C

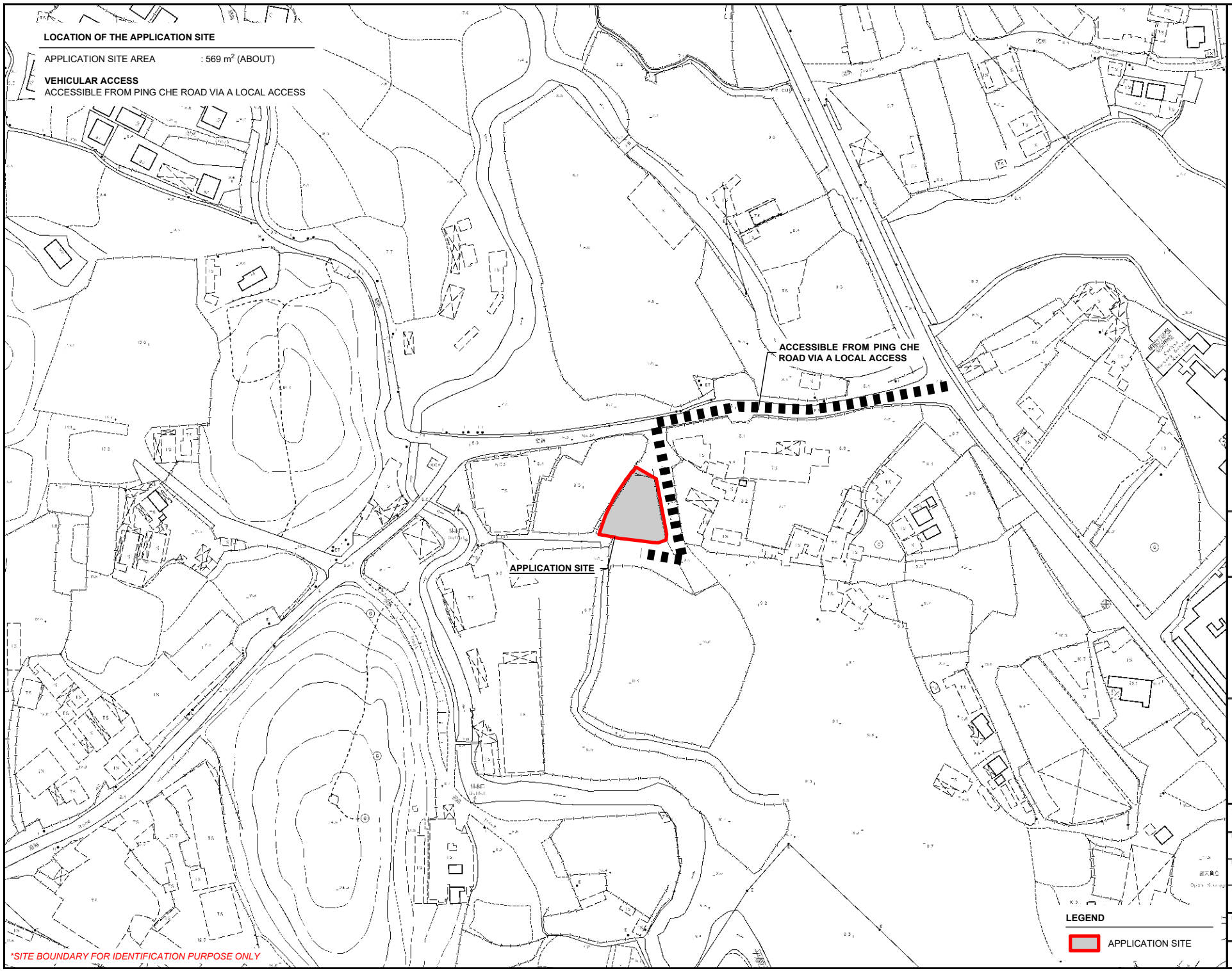
LOCATION:
Various Lots In DD82 and Adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

VER	DESCRIPTION	DATE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 569 m^2 (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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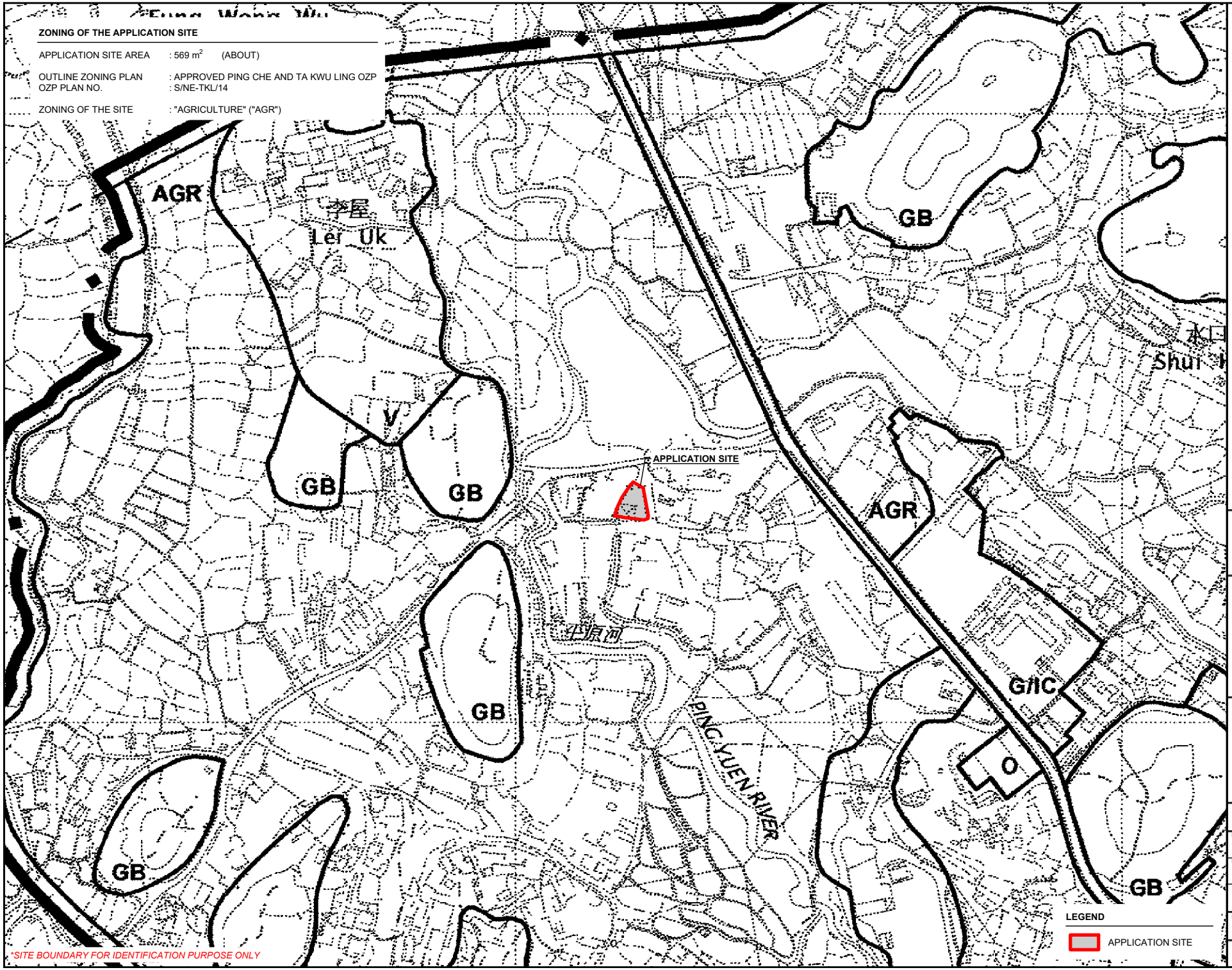
PROJECT

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

SITE LOCATION

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

SCALE	1 : 2000 @ A4
DRAWN BY: MN	DATE: 27.7.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LOCATION PLAN
DWG NO.: PLAN 1	VER.: 001



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PROJECT

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

SITE LOCATION

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

SCALE

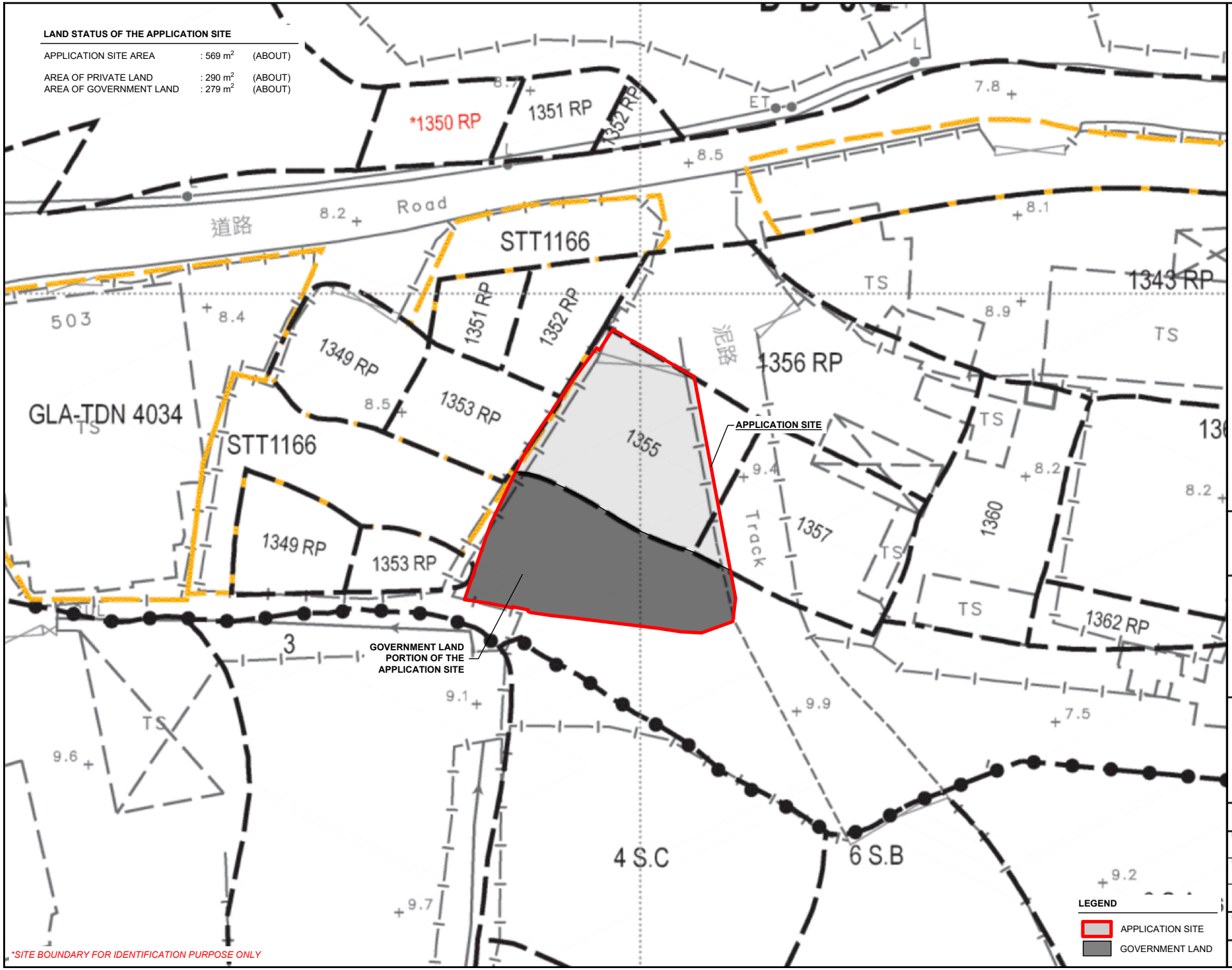
1 : 4000 @ A4

DRAWN BY	DATE
MN	27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001



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PROJECT

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

SITE LOCATION

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

SCALE	
1 : 500 @ A4	
DRAWN BY: MN	DATE: 27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

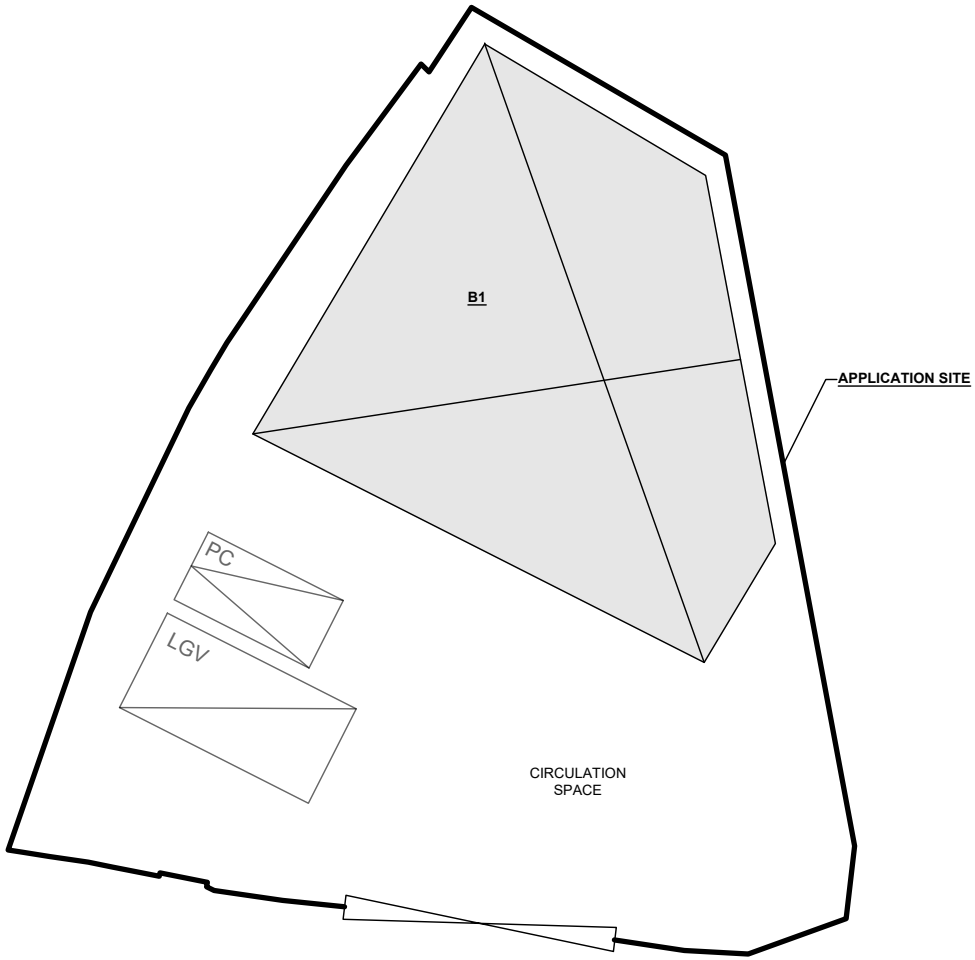
DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

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

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

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



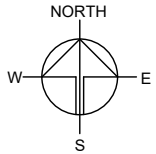
PARKING AND LOADING / UNLOADING PROVISIONS

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

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

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



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

SITE LOCATION

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

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

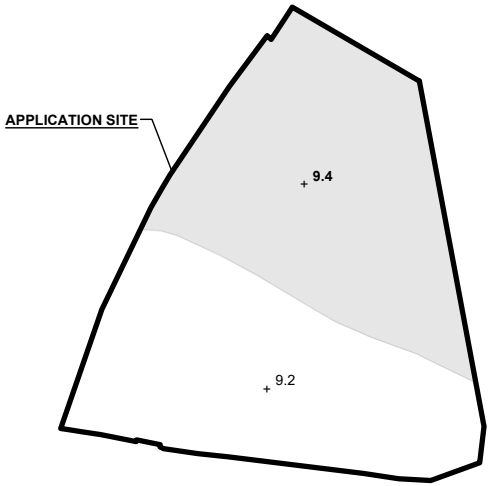
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

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



LEGEND

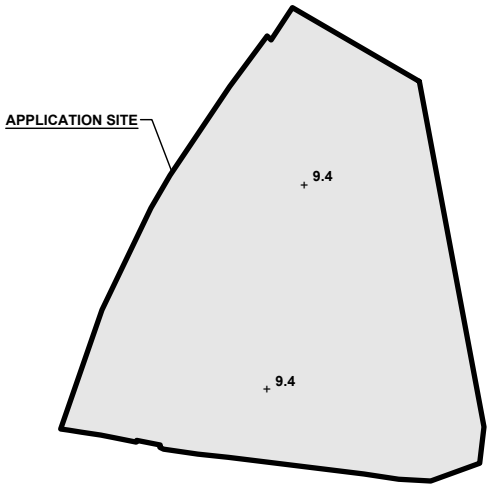
- APPLICATION SITE
- EXISTING FILLED AREA
- EXISTING SOILED GROUND
- **+9.4** SITE LEVEL (FILLED AREA)
- +9.2 SITE LEVEL (SOILED GROUND)

SITE LEVELS ARE FOR REFERENCE ONLY.

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

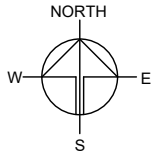
EXISTING FILLING OF LAND AREA

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



LEGEND

- APPLICATION SITE
- APPLIED FILLED AREA
- **+9.4** APPLIED SITE LEVEL



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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	27.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

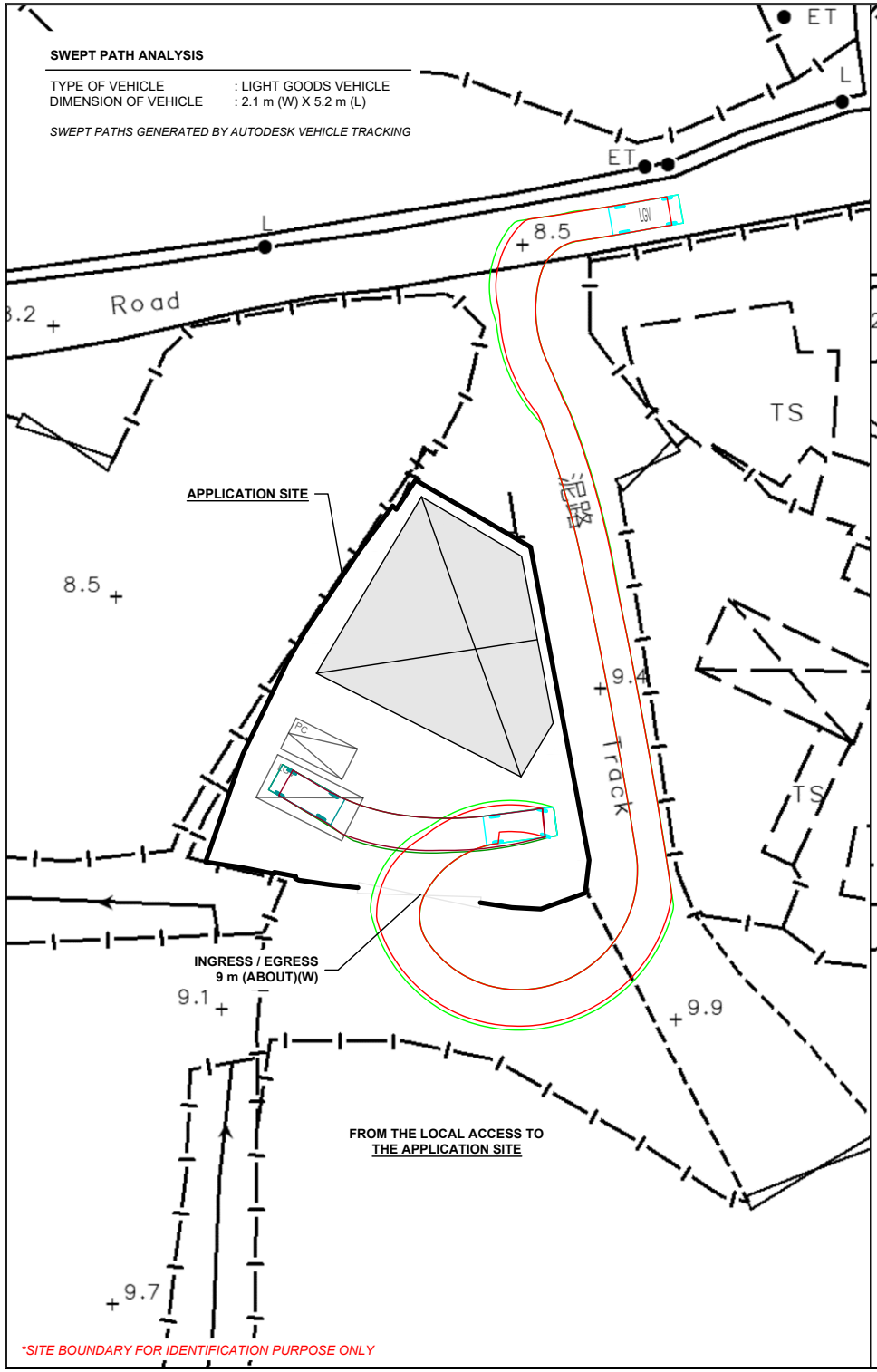
FILLING OF LAND

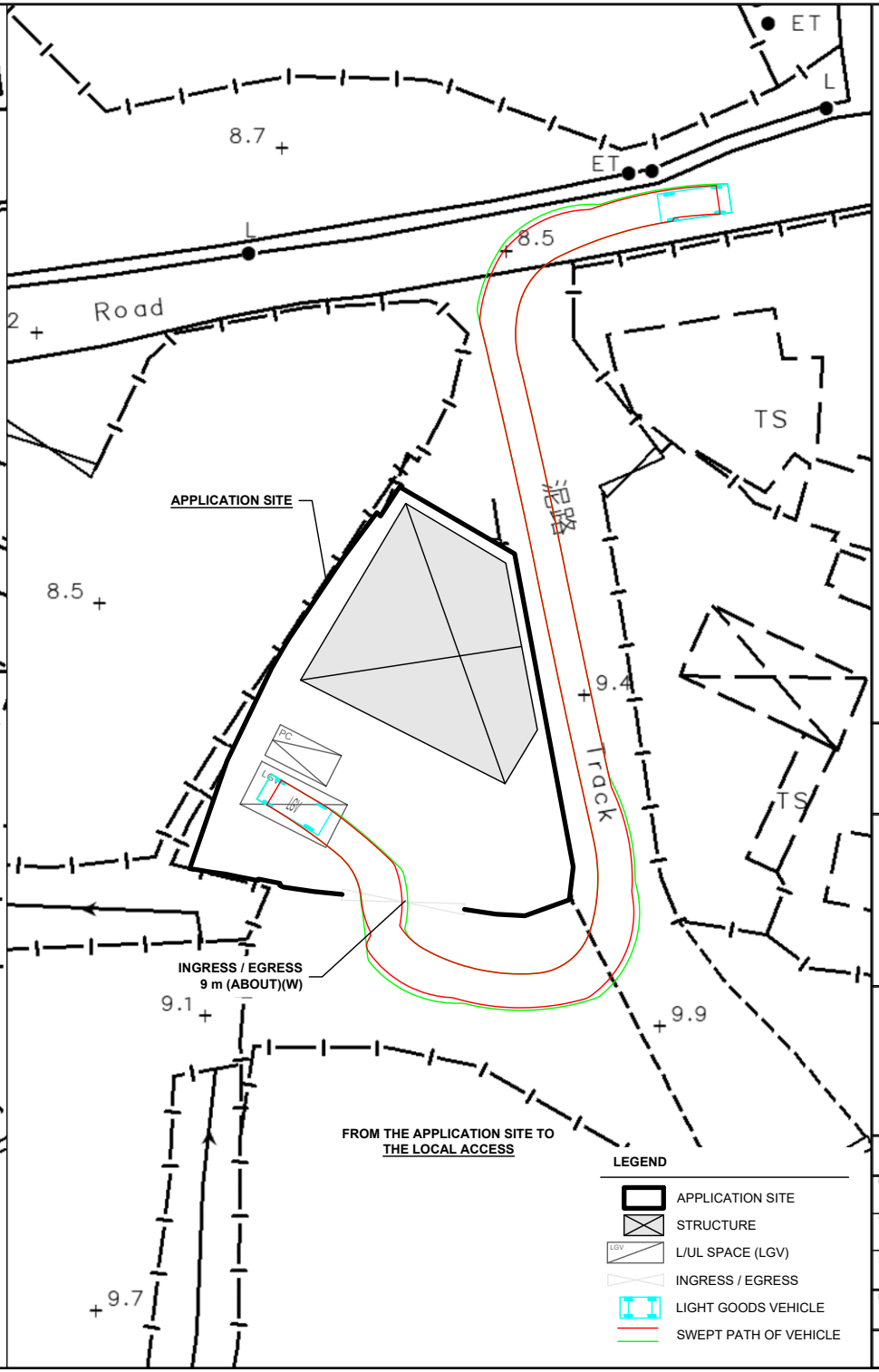
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING





LEGEND

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

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

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

SITE LOCATION

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

SCALE	1 : 500 @ A4
DRAWN BY: MN	DATE: 27.7.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS
DWG NO. PLAN 6	VER. 001