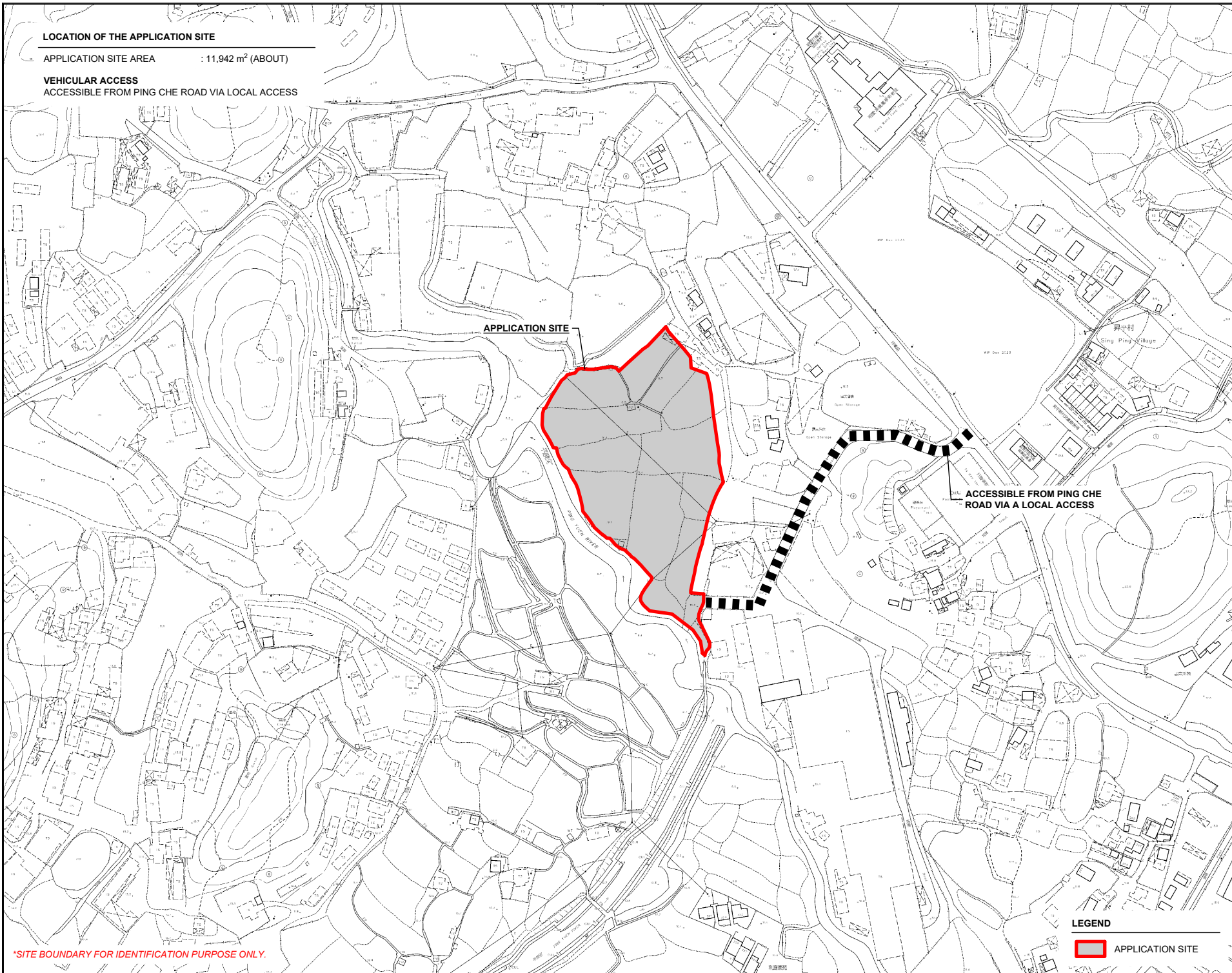
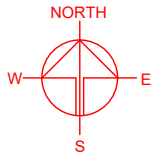


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM PING CHE ROAD VIA LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY MN DATE 9.4.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

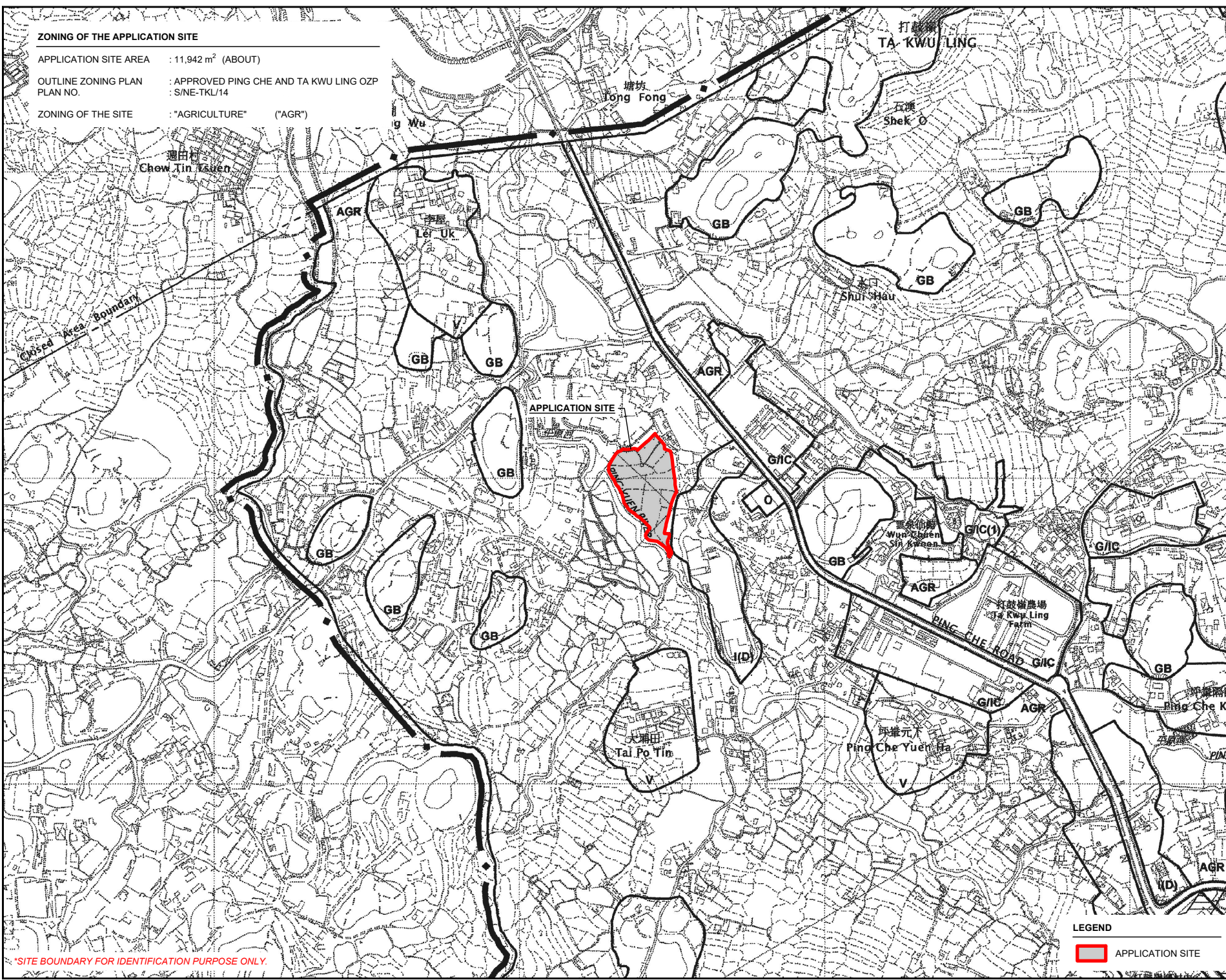
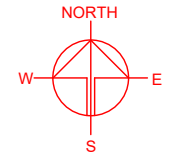
DWG NO. PLAN 1 VER. 001

LEGEND
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

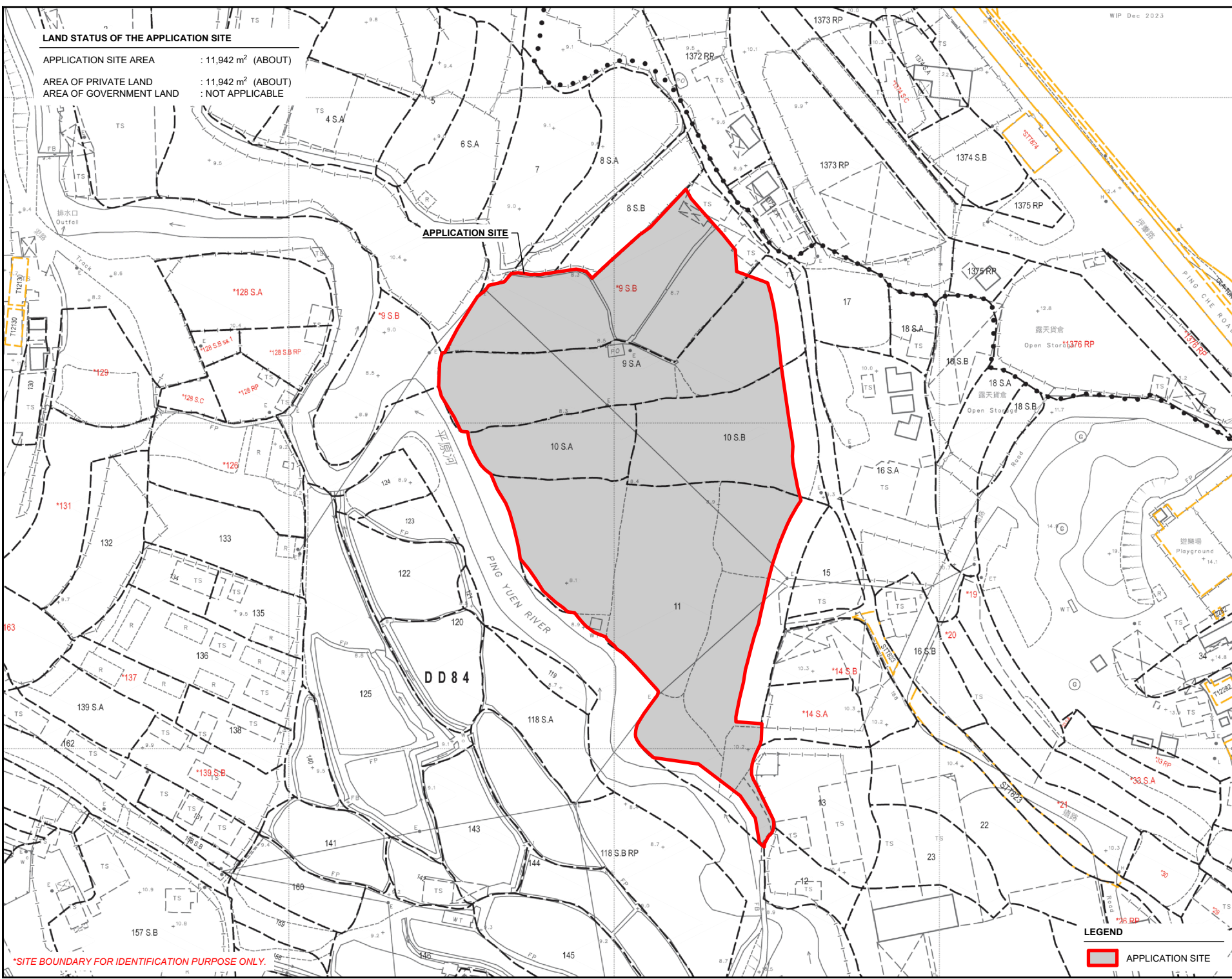
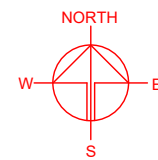
SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE	
1 : 8000 @ A4	
DRAWN BY	DATE
MN	9.4.2024
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 : 11,942 m² (ABOUT)
 AREA OF PRIVATE LAND : 11,942 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

DD84

PING YUEN RIVER

PLANNING CONSULTANT



PROJECT

PROPOSED MEDIUM GOODS VEHICLE AND CONTAINER TRAILER / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	9.4.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

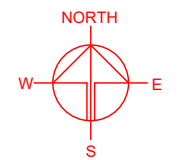
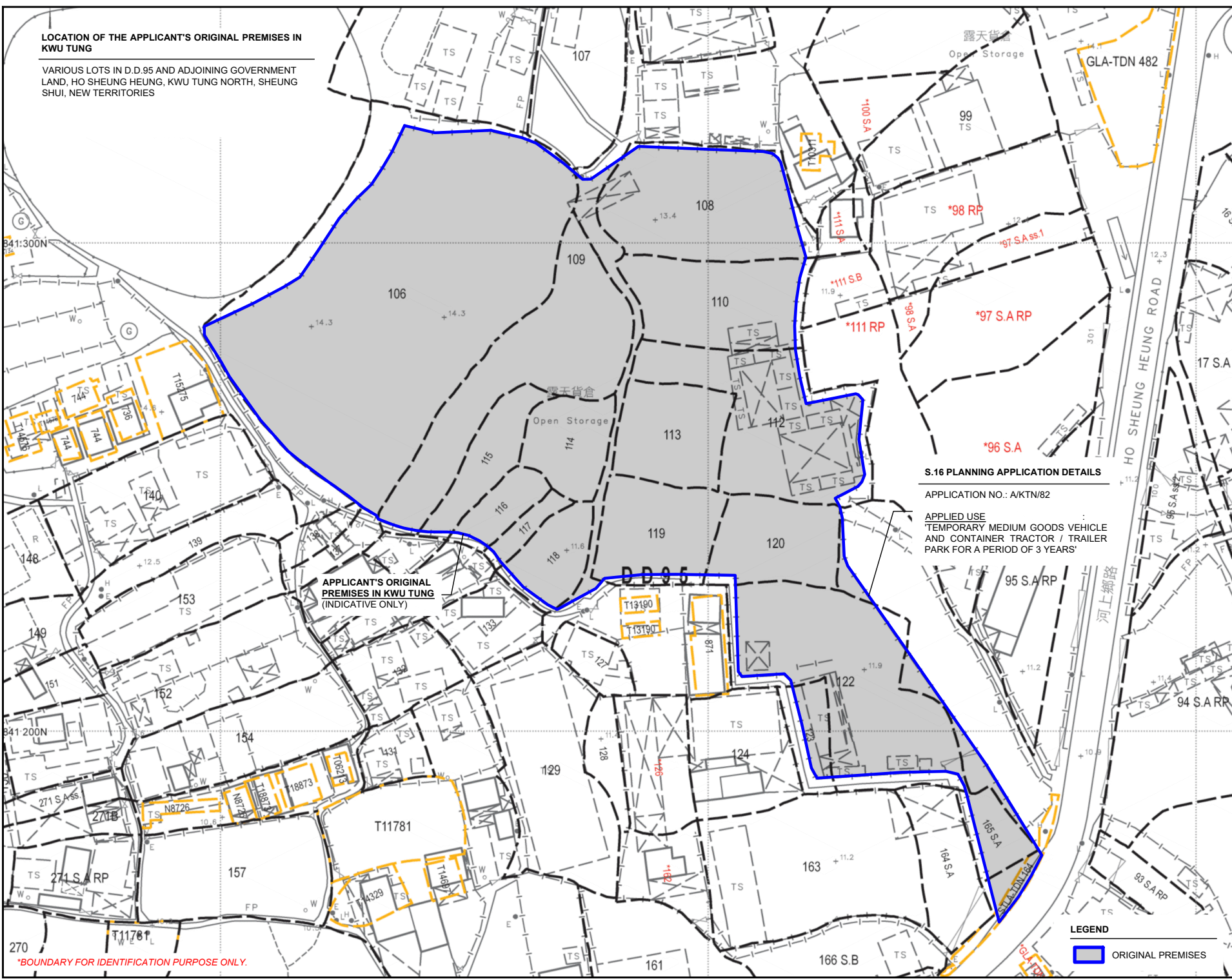
LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

VARIOUS LOTS IN D.D.95 AND ADJOINING GOVERNMENT LAND, HO SHEUNG HEUNG, KWU TUNG NORTH, SHEUNG SHUI, NEW TERRITORIES



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/KTN/82

APPLIED USE :
TEMPORARY MEDIUM GOODS VEHICLE
AND CONTAINER TRACTOR / TRAILER
PARK FOR A PERIOD OF 3 YEARS'

APPLICANT'S ORIGINAL
PREMISES IN KWU TUNG
(INDICATIVE ONLY)

PLANNING CONSULTANT

PROJECT
PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 9.4.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (LOCATION PLAN)	
DWG. NO. PLAN 4	VER. 001

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

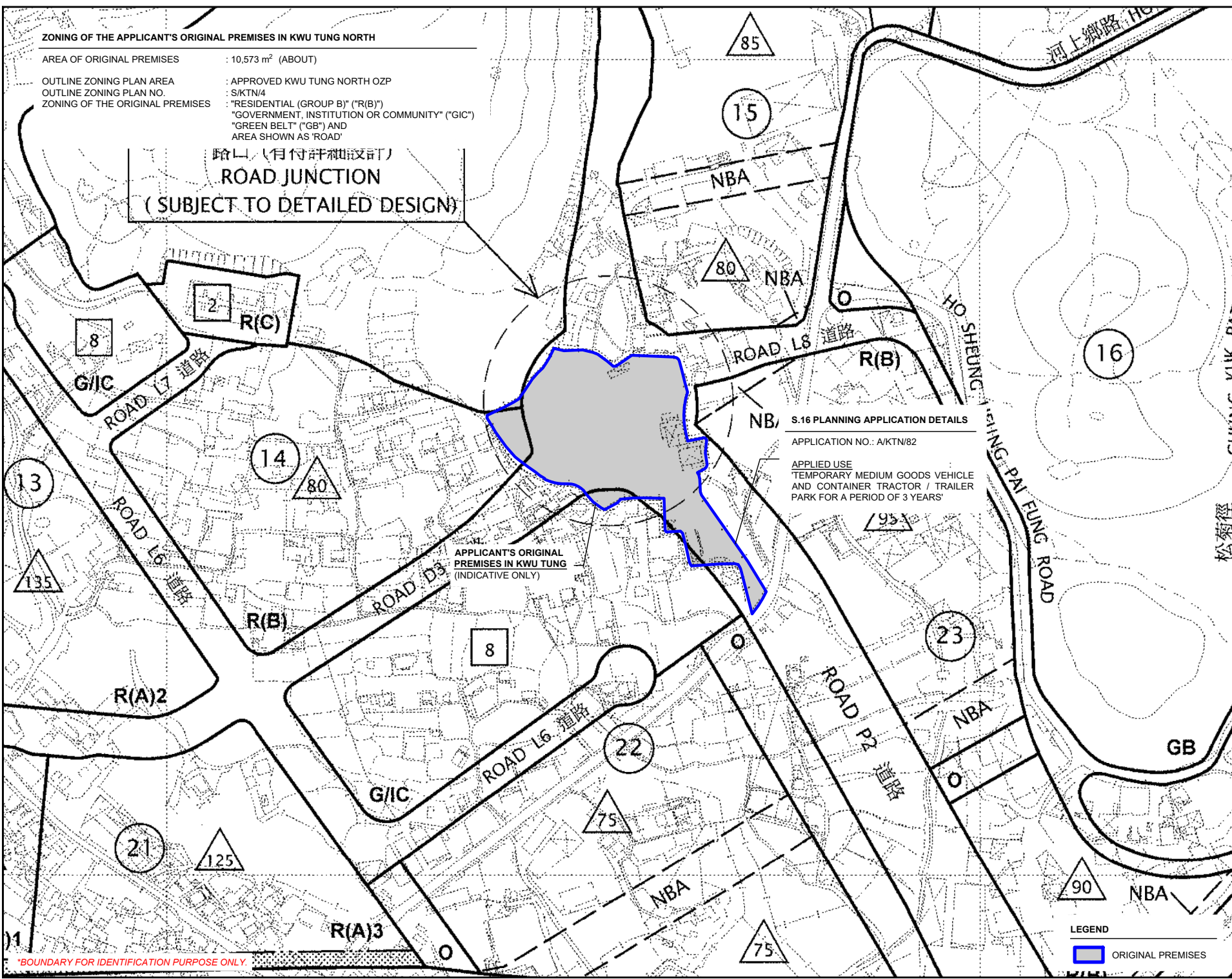
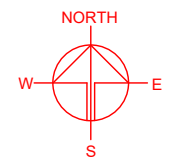
ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG NORTH

AREA OF ORIGINAL PREMISES : 10,573 m² (ABOUT)
 OUTLINE ZONING PLAN AREA : APPROVED KWU TUNG NORTH OZP
 OUTLINE ZONING PLAN NO. : S/KTN/4
 ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP B)" ("R(B)")
 "GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")
 "GREEN BELT" ("GB") AND
 AREA SHOWN AS "ROAD"

路口 (有待詳細設計)
ROAD JUNCTION
 (SUBJECT TO DETAILED DESIGN)

S.16 PLANNING APPLICATION DETAILS
 APPLICATION NO.: A/KTN/82
APPLIED USE
 TEMPORARY MEDIUM GOODS VEHICLE
 AND CONTAINER TRACTOR / TRAILER
 PARK FOR A PERIOD OF 3 YEARS'

APPLICANT'S ORIGINAL
 PREMISES IN KWU TUNG
 (INDICATIVE ONLY)



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY
 MEDIUM GOODS VEHICLE
 AND CONTAINER TRACTOR /
 TRAILER PARK WITH
 ANCILLARY FACILITIES FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D.84, TA
 KWU LING, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 9.4.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (ZONING PLAN)	
DWG NO. PLAN 5	VER. 001

LEGEND
 ORIGINAL PREMISES




*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

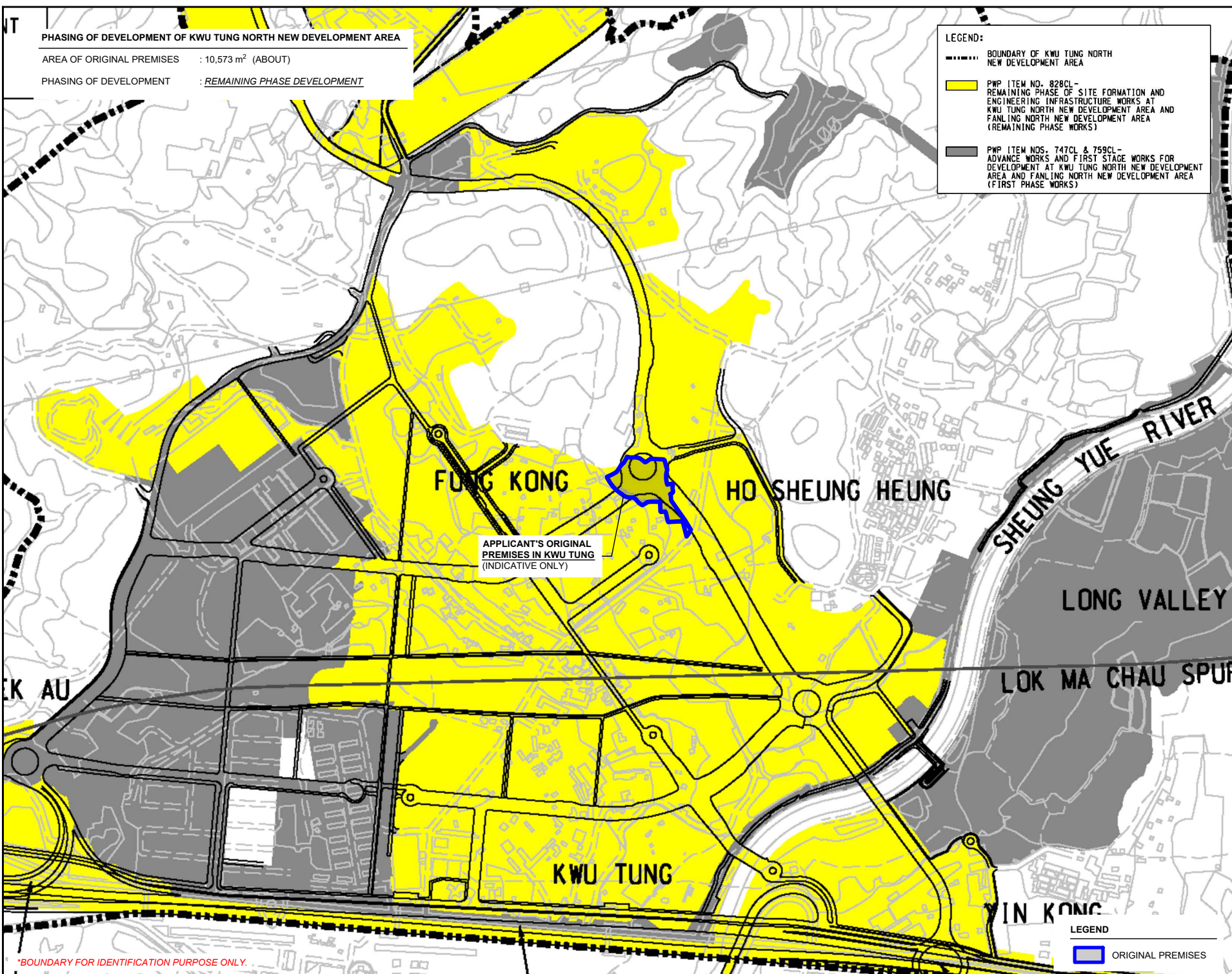
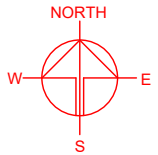
PHASING OF DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA

AREA OF ORIGINAL PREMISES : 10,573 m² (ABOUT)


PHASING OF DEVELOPMENT : REMAINING PHASE DEVELOPMENT

LEGEND:

-  BOUNDARY OF KWU TUNG NORTH NEW DEVELOPMENT AREA
-  PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
-  PWP ITEM NOS. 747CL & 759CL - ADVANCE WORKS AND FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (FIRST PHASE WORKS)



APPLICANT'S ORIGINAL PREMISES IN KWU TUNG (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE
 1 : 10000 @ A4

DRAWN BY MN	DATE 9.4.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 KTN NDA PHASING PLAN

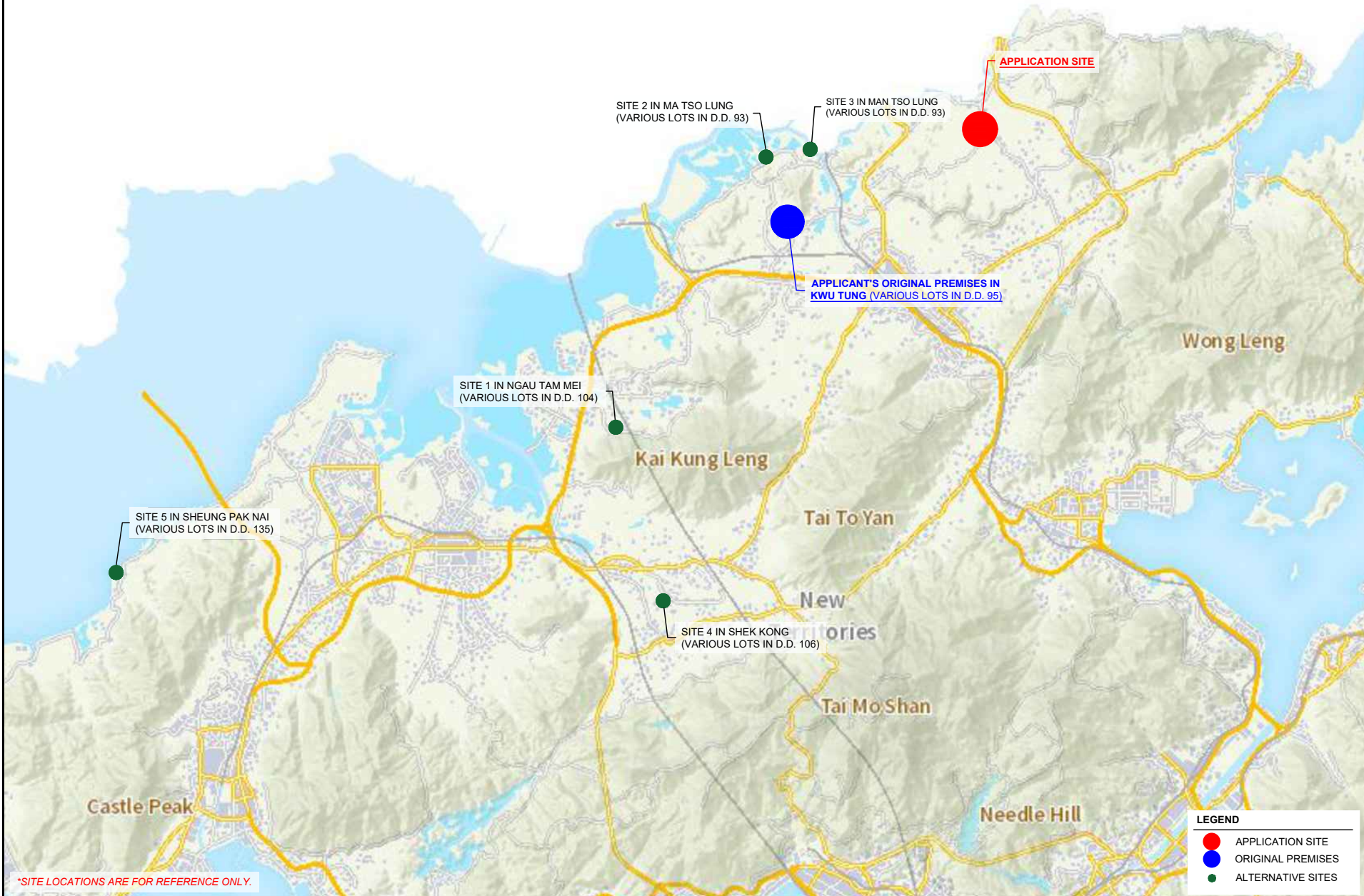
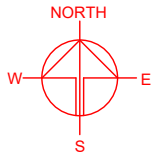
DWG NO. PLAN 6	VER. 001
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LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND, KWU TUNG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 84, TA KWU LING, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY: MN DATE: 9.4.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

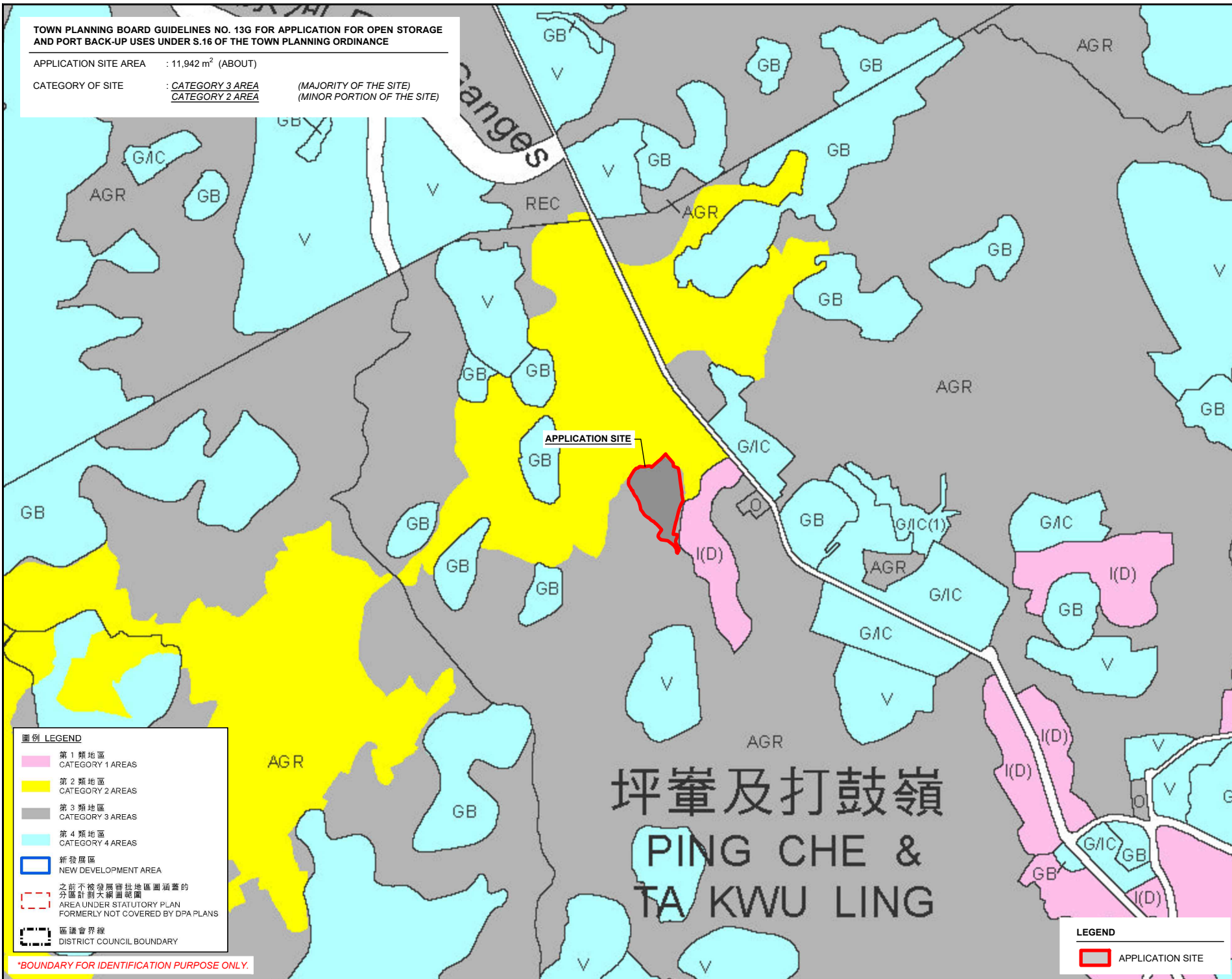
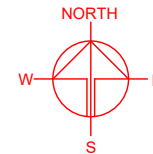
DWG. TITLE: ALTERNATIVE SITES

DWG NO.: PLAN 7 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 : 11,942 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA (MAJORITY OF THE SITE)
CATEGORY 2 AREA (MINOR PORTION OF THE SITE)



圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS
- 新發展區
NEW DEVELOPMENT AREA
- 之前不被發展審批地區圖涵蓋的分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

坪輦及打鼓嶺
PING CHE & TA KWU LING

LEGEND

- APPLICATION SITE

PLANNING CONSULTANT

PROJECT
 PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

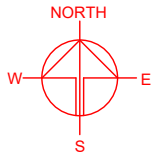
SCALE 1: 10000 @ A4	
DRAWN BY MN	DATE 9.4.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE TPB PG-NO. 13G - APP SITE	
DWG. NO. PLAN 8	VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)

AERIAL PHOTO NO. : E183964C

SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
MEDIUM GOODS VEHICLE AND
CONTAINER TRACTOR /
TRAILER PARK WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG. NO.

PLAN 9

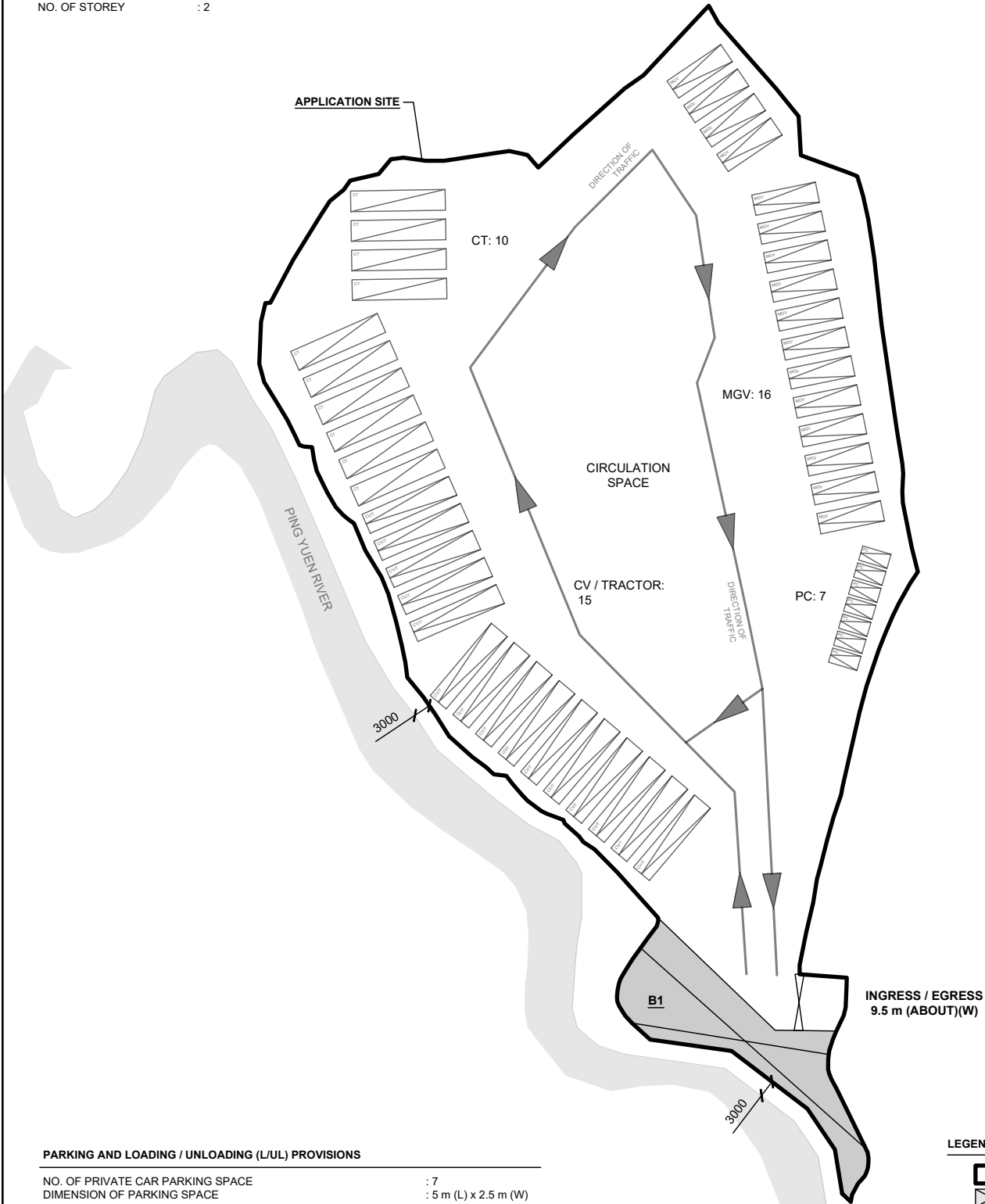
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,942 m ²	(ABOUT)
COVERED AREA	: 547 m ²	(ABOUT)
UNCOVERED AREA	: 11,395 m ²	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,094 m ²	(ABOUT)
TOTAL GFA	: 1,094 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 2	








STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, STAFF REST ROOM, WASHROOM AND GUARDROOM	547 m ² (ABOUT)	1,094 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
TOTAL		547 m² (ABOUT)	1,094 m² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE (MGV) PARKING SPACE	: 16
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE / TRACTOR (CV/T) PARKING SPACE	: 15
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)
NO. OF CONTAINER TRAILER (CT) PARKING SPACE	: 10
DIMENSION OF L/UL 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)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 84, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

9.4.2024

REVISED BY

DATE

TITLE

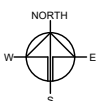
LAYOUT PLAN

DWG NO.

PLAN 10

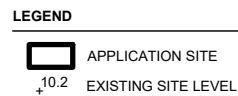
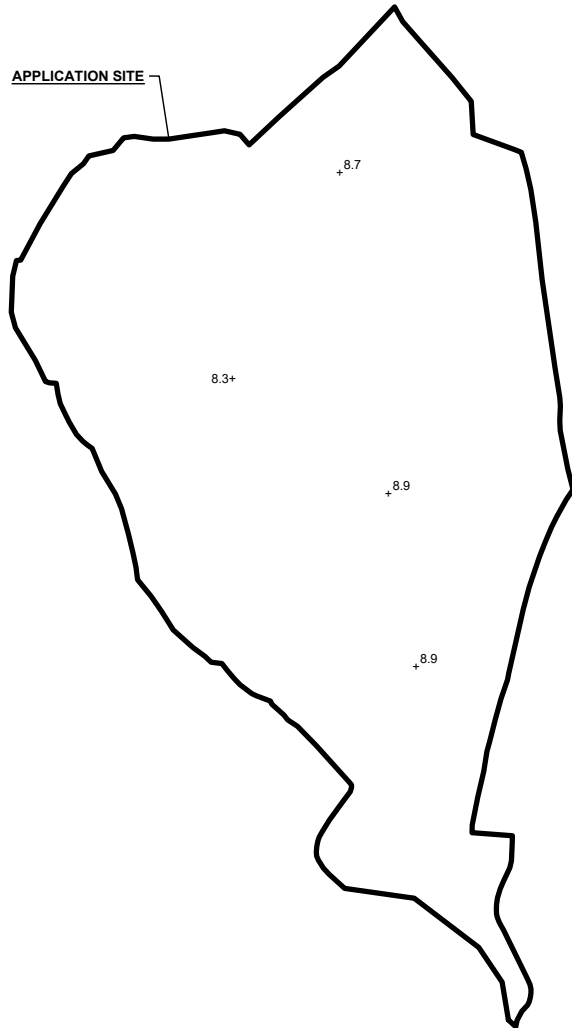
VER.

001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)
 EXISTING SITE LEVELS : +8.3 mPD - 8.9 mPD (ABOUT)

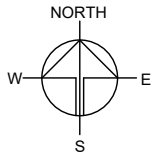
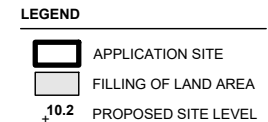
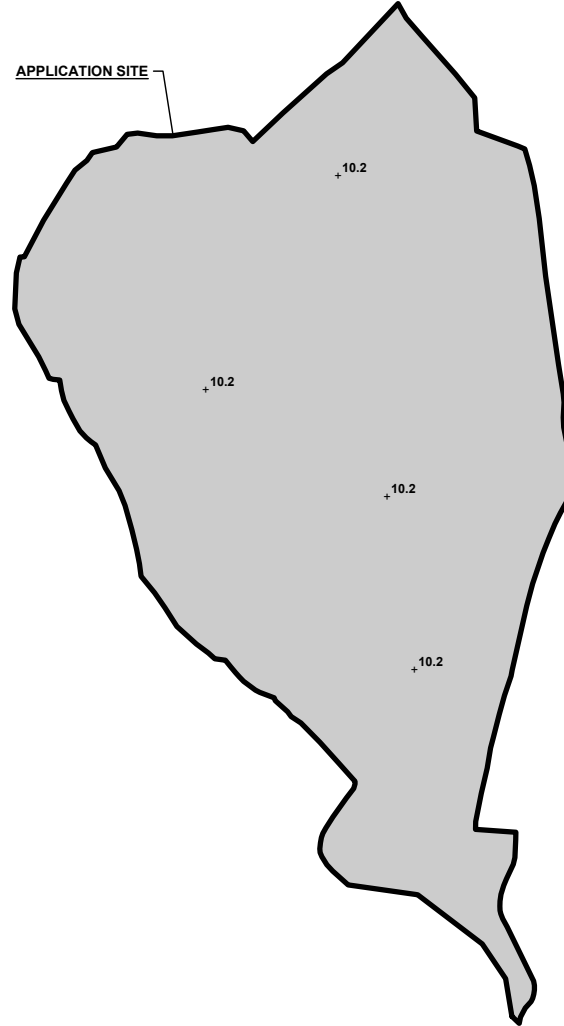


*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 11,942 m² (ABOUT)

MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 1.9 m
 PROPOSED SITE LEVELS : +10.2 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING SPACES AND CIRCULATION AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY MEDIUM GOODS VEHICLE AND CONTAINER TRACTOR / TRAILER PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	9.4.2024
REVISED BY	DATE
APPROVED BY	DATE

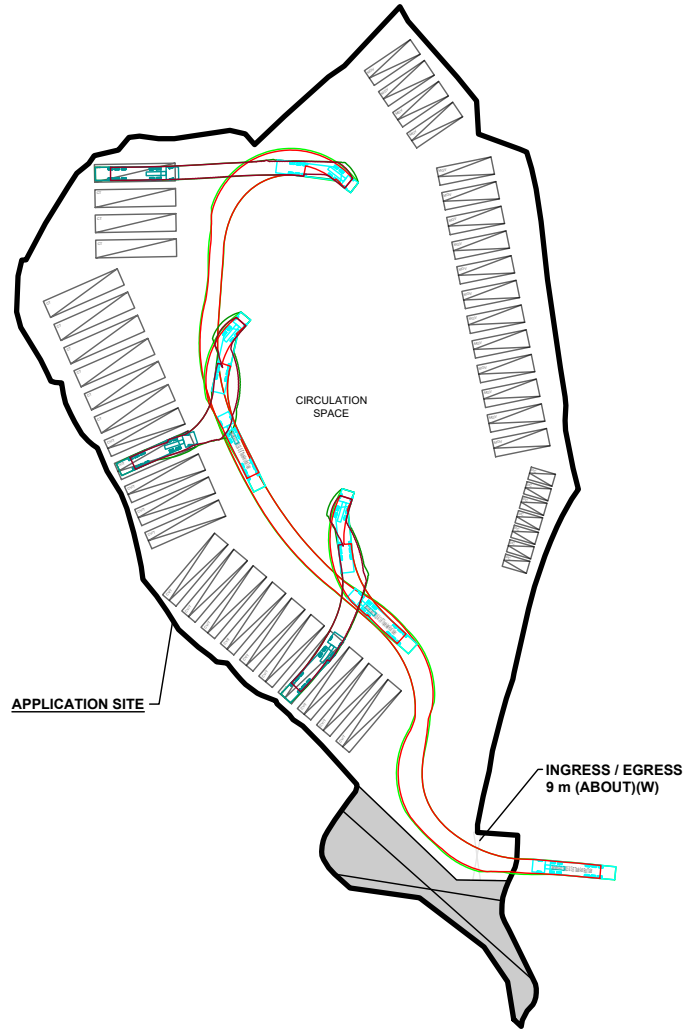
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 11	VER. 001
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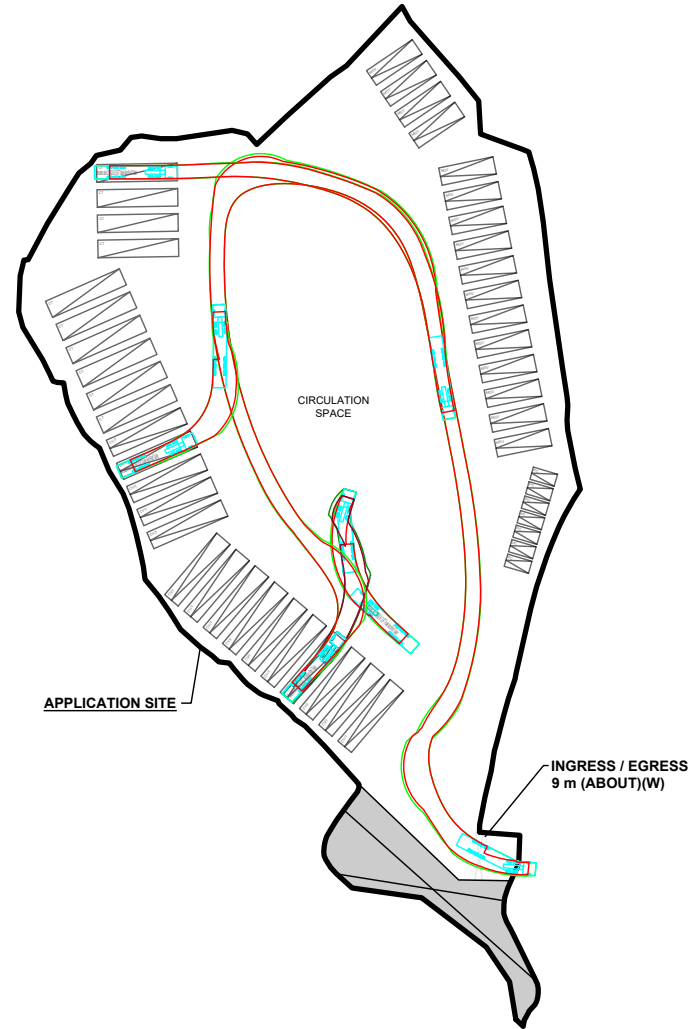
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



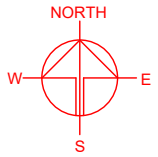
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

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
 MEDIUM GOODS VEHICLE AND
 CONTAINER TRACTOR /
 TRAILER PARK WITH
 ANCILLARY FACILITIES FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
 KWU LING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

CV

DATE

APPROVED BY

CV

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 12

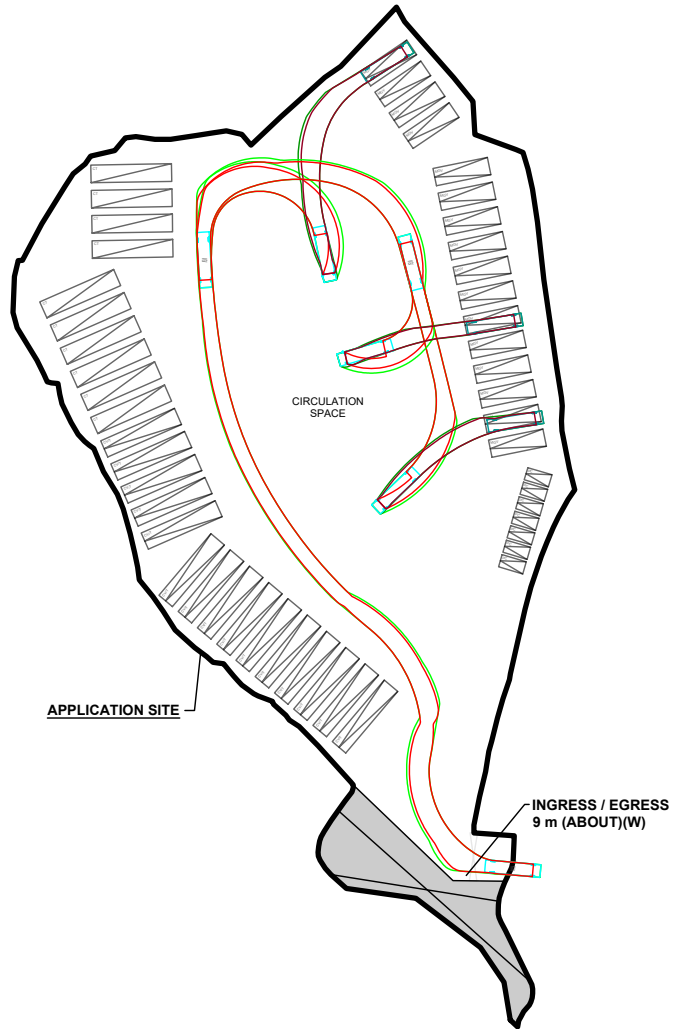
VER.

001

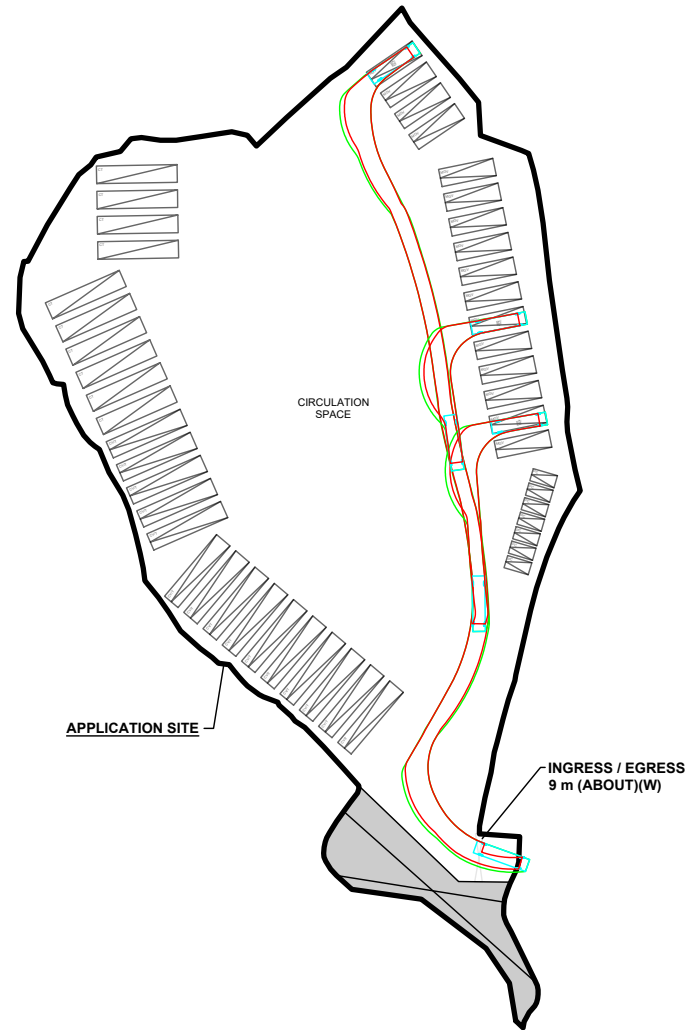
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



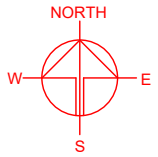
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 MEDIUM GOODS VEHICLE AND
 CONTAINER TRACTOR /
 TRAILER PARK WITH
 ANCILLARY FACILITIES FOR A
 PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.84, TA
 KWU LING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (MGV)

DWG NO.

PLAN 13

VER.

001