

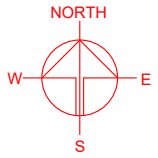
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIAL WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE
1 : 2500 @ A4

DRAWN BY: MN DATE: 14.5.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG. NO.: PLAN 1 VER.: 001

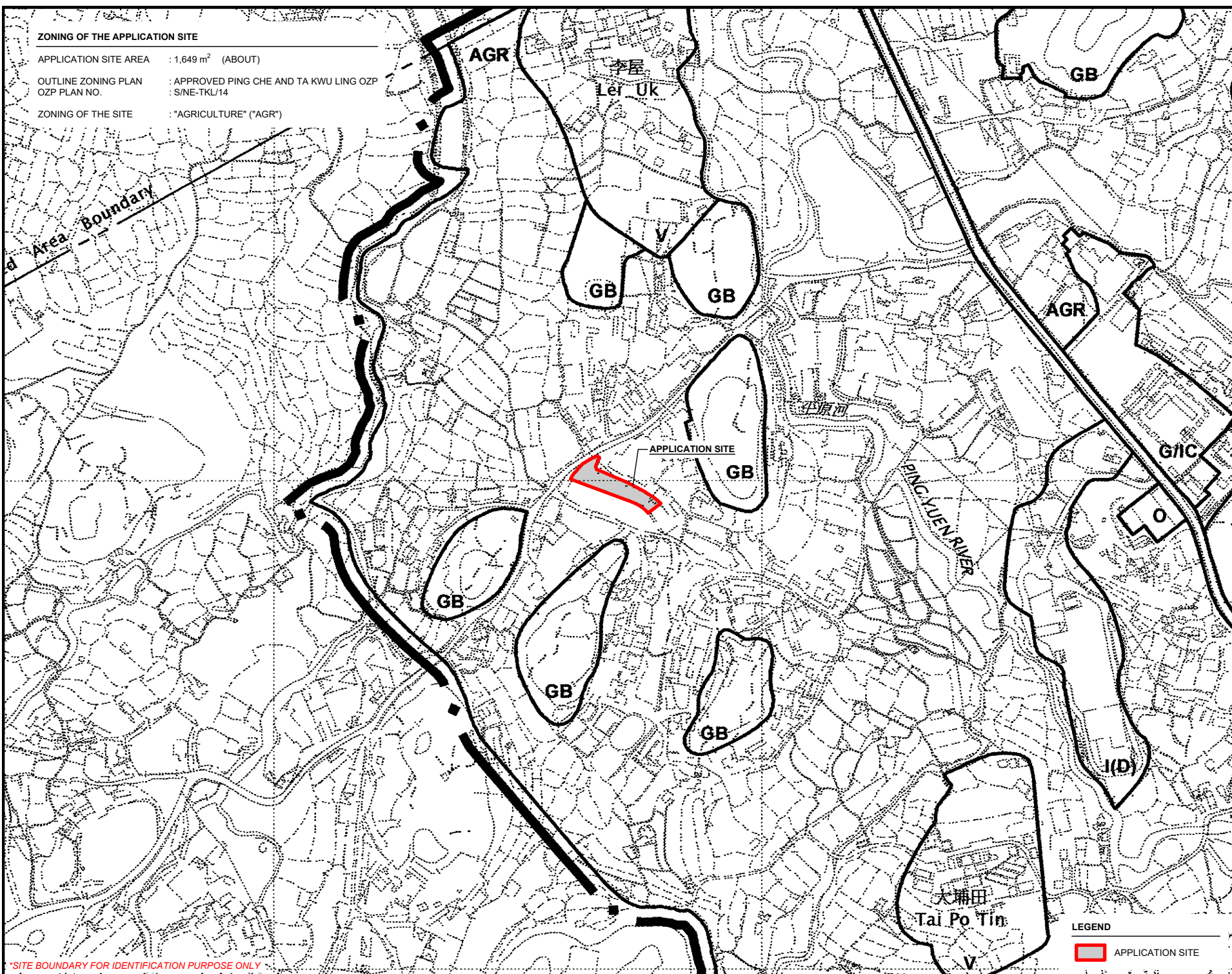
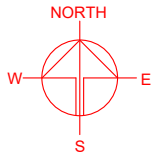
LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 OZP PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

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SITE LOCATION
 LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

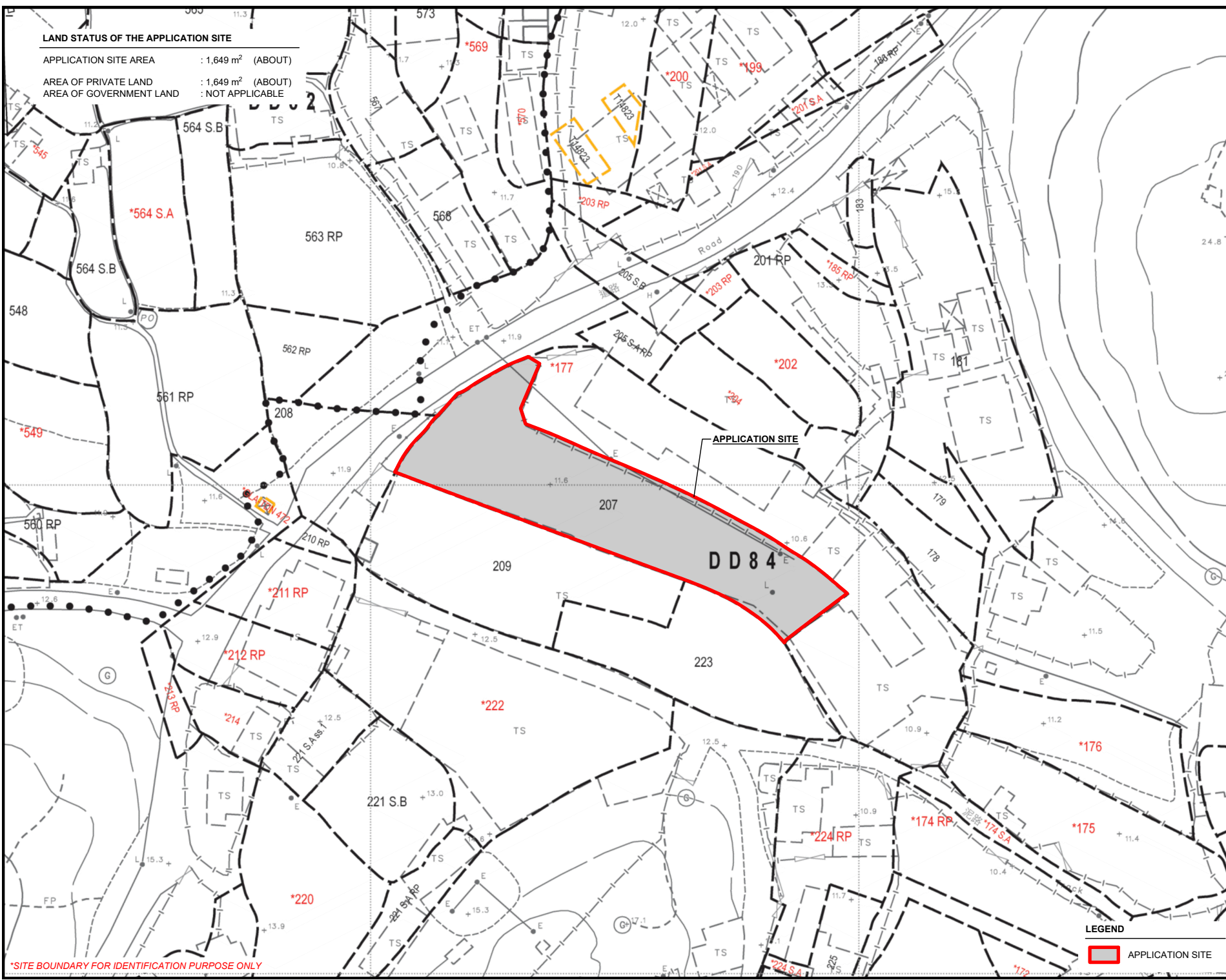
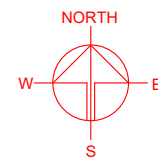
SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 14.5.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LEGEND
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,649 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,649 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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LEGEND

APPLICATION SITE

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SITE LOCATION

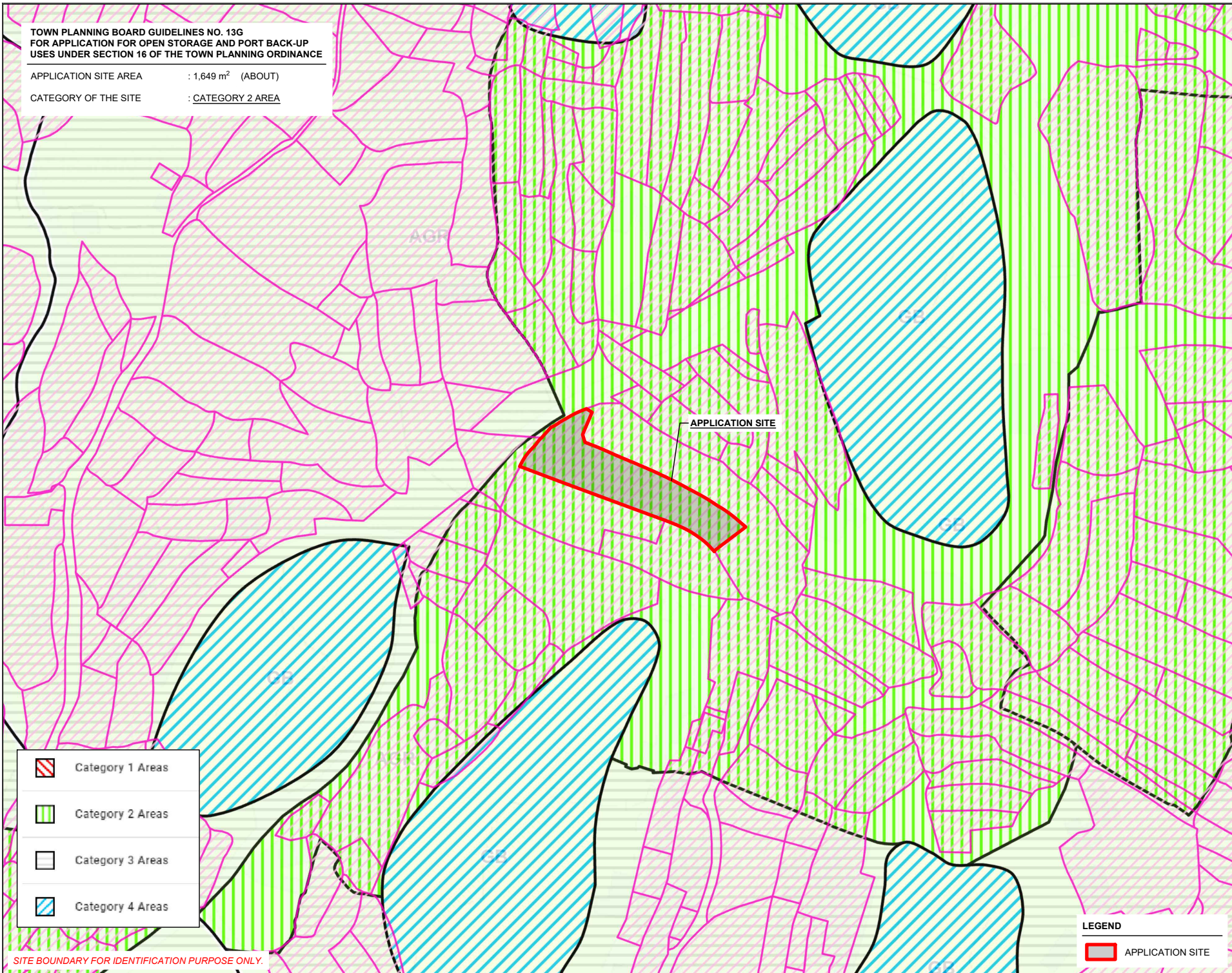
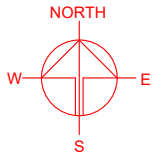
LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES



SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	14.5.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

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

APPLICATION SITE AREA : 1,649 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIAL WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	14.5.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
TPB PG-NO. 13G

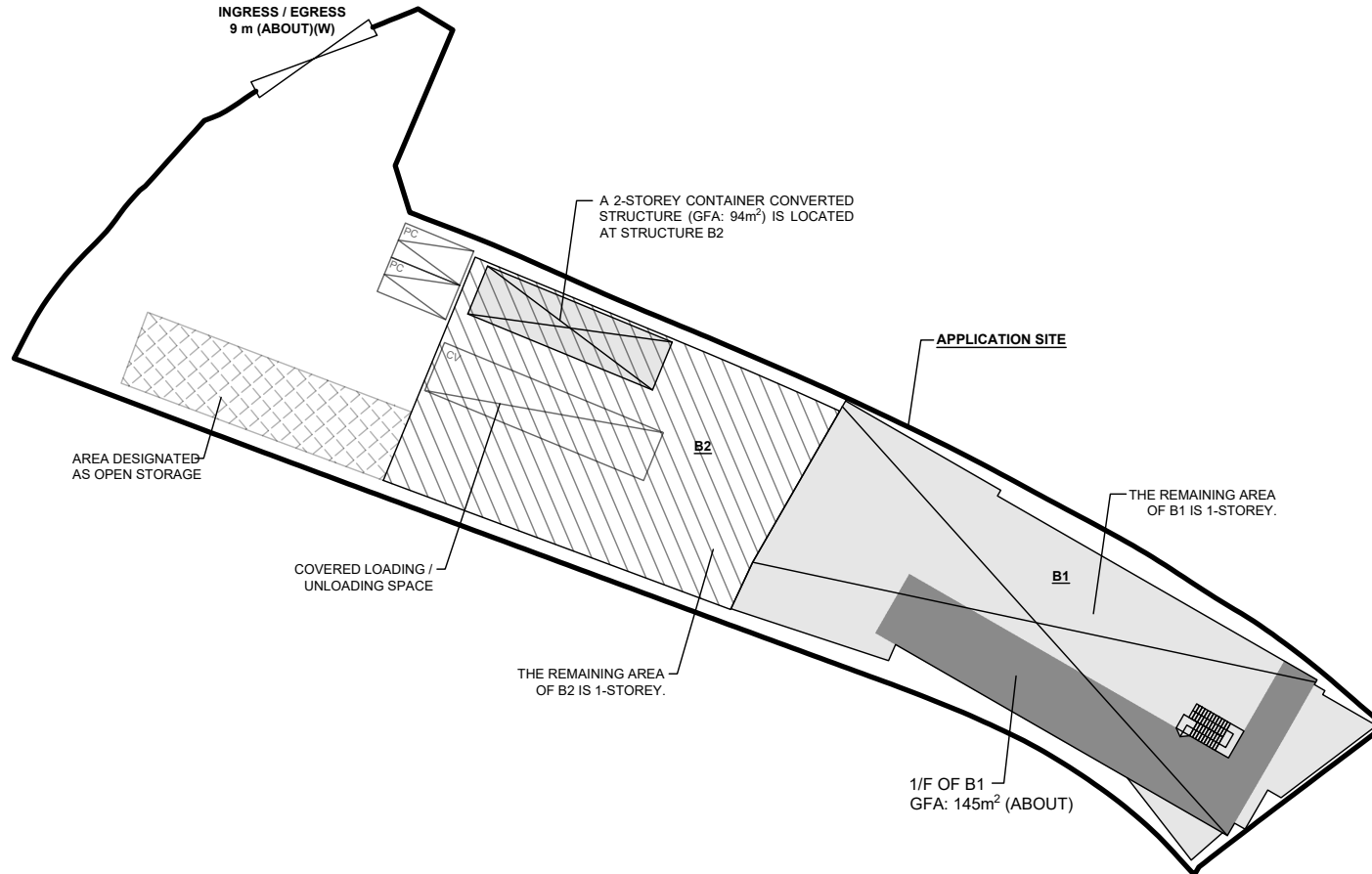
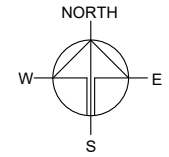
DWG. NO.	VER.
PLAN 4	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,649 m ²	(ABOUT)
COVERED AREA	: 929 m ²	(ABOUT)
UNCOVERED AREA	: 720 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,121 m ²	(ABOUT)
TOTAL GFA	: 1,121 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 8 m	
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m ² (ABOUT)	665 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED L/UL AREA, SITE OFFICE AND WASHROOM	409 m ² (ABOUT)	456 m ² (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
TOTAL		929 m² (ABOUT)	1,121 m² (ABOUT)	

*ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STOREY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- STRUCTURE (SHED)
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIAL WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

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REVISED BY	DATE

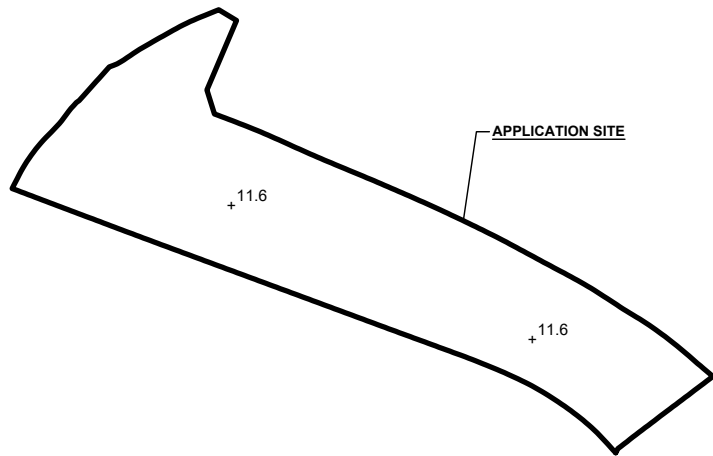
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN


DWG NO.	VER.
PLAN 5	001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 1,649 m² (ABOUT)
 SITE LEVEL : +11.6 mPD (ABOUT)



LEGEND

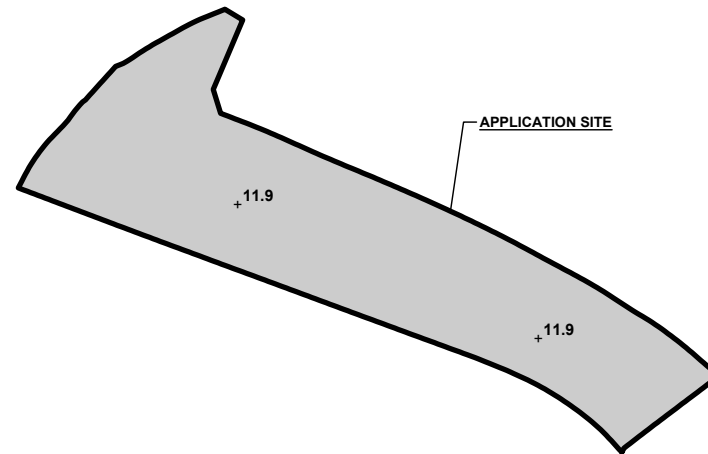
 APPLICATION SITE
 +11.6 SITE LEVEL BEFORE LAND FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.



EXISTING FILLED AREA OF THE APPLICATION SITE

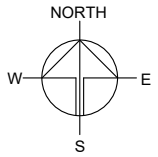
APPLICATION SITE AREA : 1,649 m² (ABOUT)
 COVERED BY STRUCTURE : 929 m² (ABOUT)
 EXISTING FILLING OF LAND AREA : 1,649 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.3 m
 PROPOSED SITE LEVELS : +11.9 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

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



LEGEND

 APPLICATION SITE
 EXISTING FILLED AREA
 +11.9 EXISTING FILLED LEVELS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIAL WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

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REVISED BY	DATE

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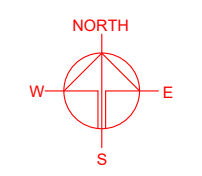
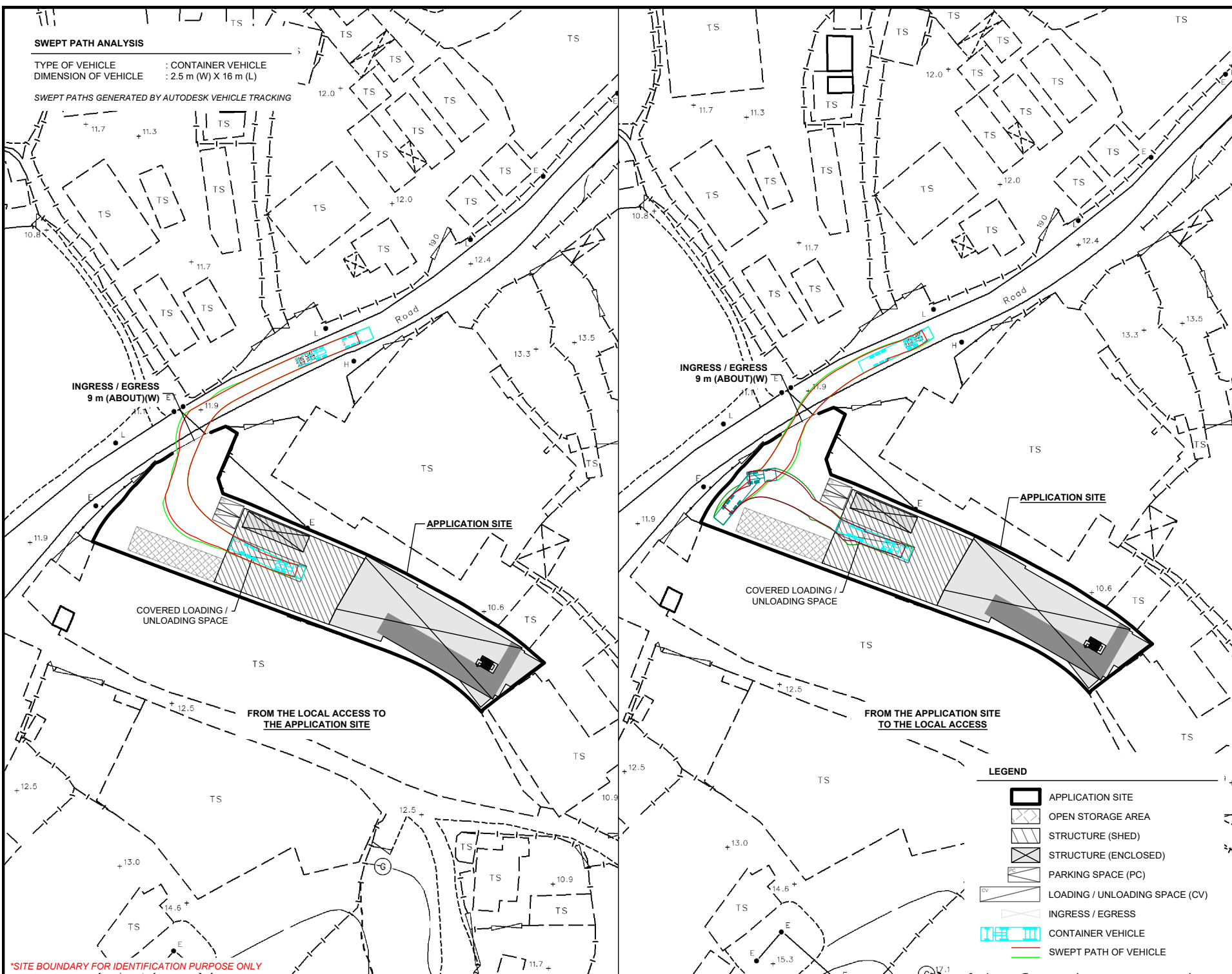
DWG. TITLE
 FILLING OF LAND

DWG NO.	VER.
PLAN 6	001

SWEEP PATH ANALYSIS

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

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



INGRESS / EGRESS
9 m (ABOUT) (W)

INGRESS / EGRESS
9 m (ABOUT) (W)

APPLICATION SITE

APPLICATION SITE

COVERED LOADING /
UNLOADING SPACE

COVERED LOADING /
UNLOADING SPACE

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- STRUCTURE (SHED)
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY
 WAREHOUSE AND OPEN
 STORAGE OF CONSTRUCTION
 MATERIAL WITH ANCILLARY
 FACILITIES FOR A PERIOD OF 3
 YEARS AND ASSOCIATED
 FILLING OF LAND

SITE LOCATION
 LOT 207 IN D.D. 84, PING CHE,
 TA KWU LING, NEW
 TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 14.5.2024
CHECKED BY	DATE
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DWG. TITLE SWEEP PATH ANALYSIS	
DWG NO. PLAN 7	VER. 001