

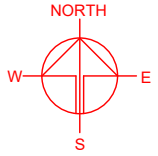
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Plan showing the Public Housing Development near Tin Tsz Road
Plan 7	Plan showing Alternative Sites for Relocation
Plan 8	Town Planning Board Planning Guidelines No. 13G
Plan 9	Aerial Photos
Plan 10	Layout Plan
Plan 11	Plan showing Filling of Land/Pond at the Site
Plan 12	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

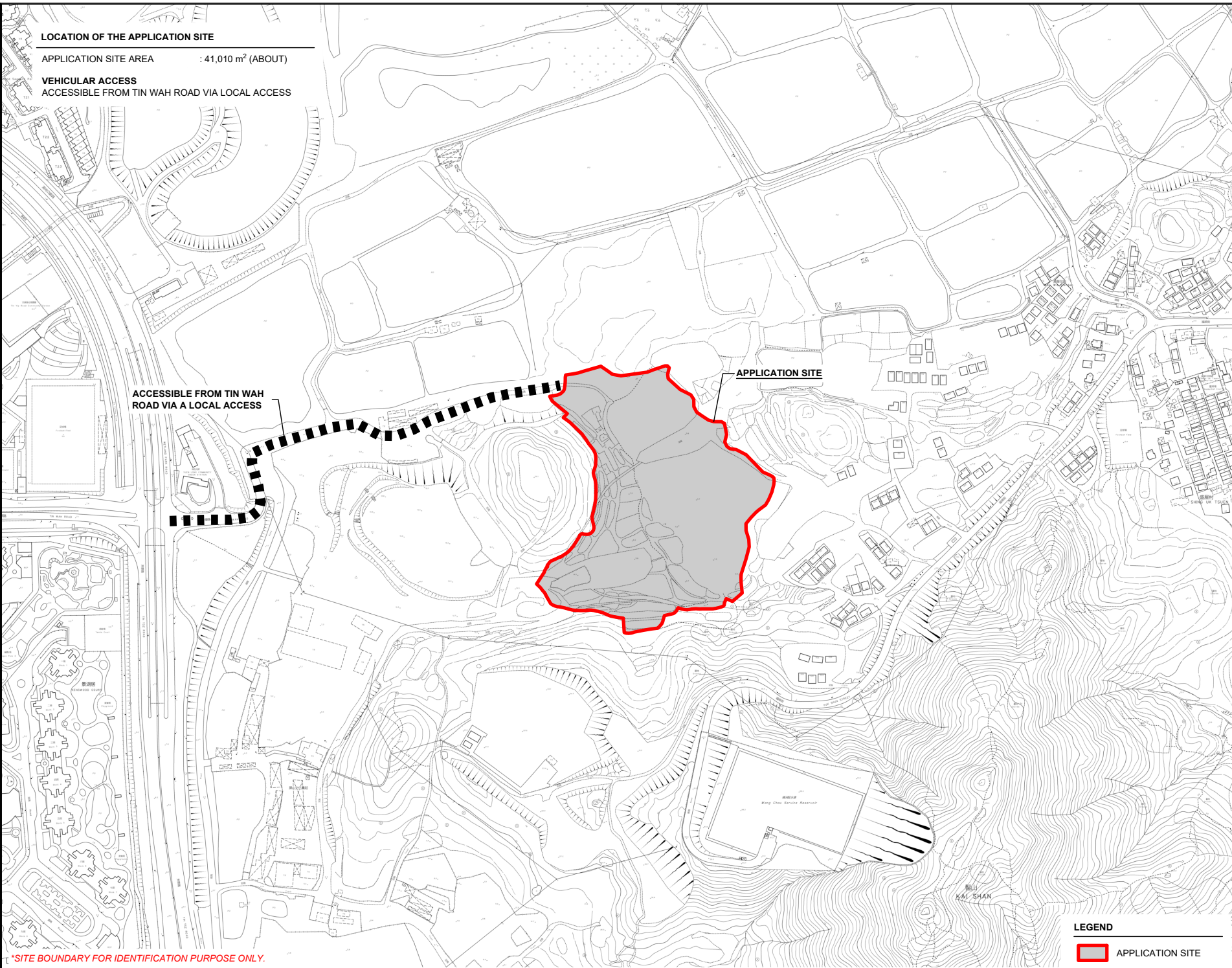
APPLICATION SITE AREA : 41,010 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TIN WAH ROAD VIA LOCAL ACCESS



ACCESSIBLE FROM TIN WAH ROAD VIA A LOCAL ACCESS

APPLICATION SITE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
[Red outline box] APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY	DATE
MN	25.9.2024

REVISED BY	DATE

APPROVED BY	DATE

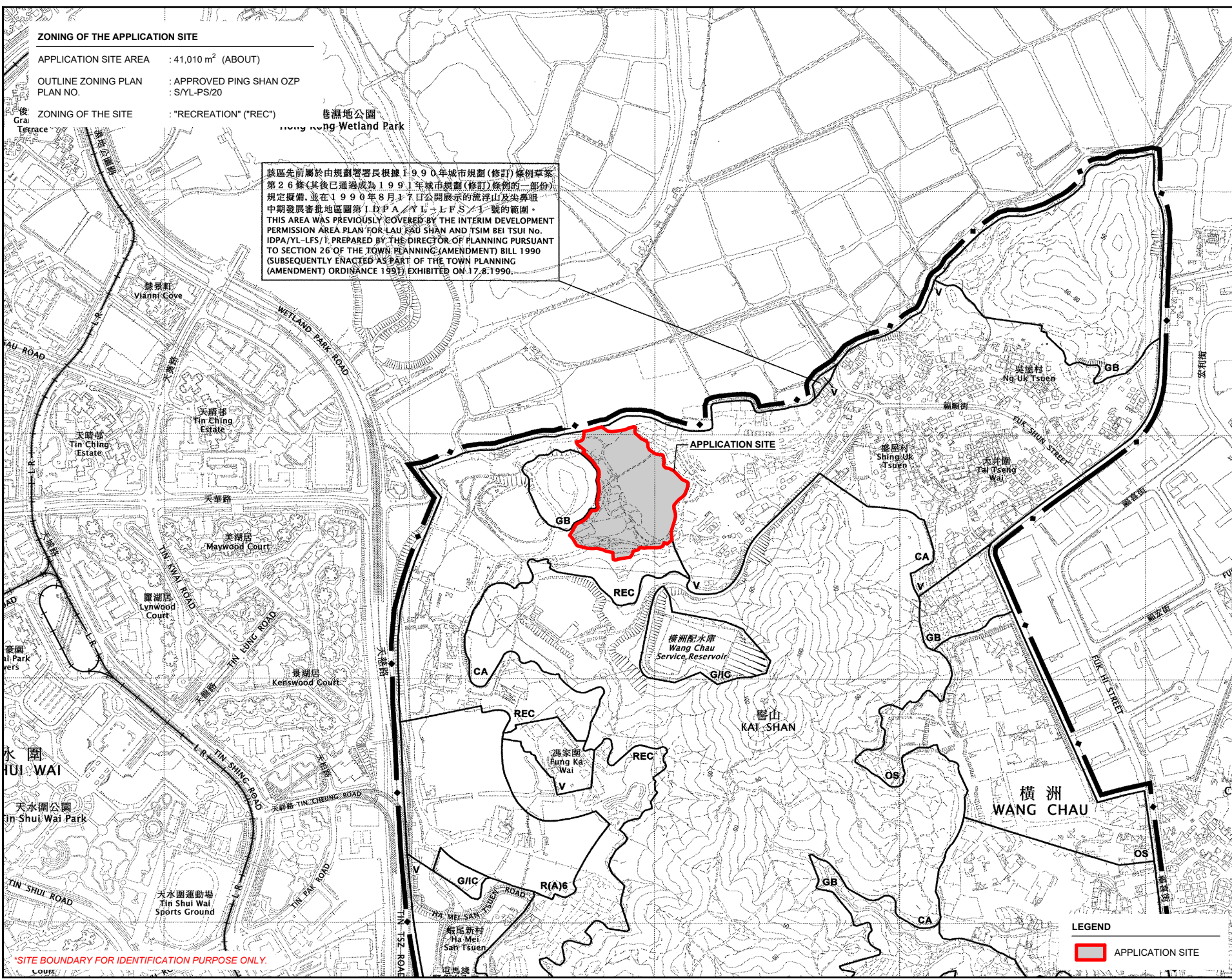
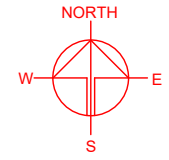
DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PING SHAN OZP
 PLAN NO. : S/YL-PS/20
 ZONING OF THE SITE : "RECREATION" ("REC") 濕地公園
 Hong Kong Wetland Park

該區先前屬於由規劃署署長根據1990年城市規劃(修訂)條例草案第26條(其後已通過成為1991年城市規劃(修訂)條例的一部份)規定擬備,並在1990年8月17日公開展示的流浮山及尖鼻咀中期發展審批地區圖第IDPA/YL-LFS/1號的範圍。
 THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR LAU FAU SHAN AND TSIM BEI TSUI No. IDPA/YL-LFS/1, PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.



LEGEND
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

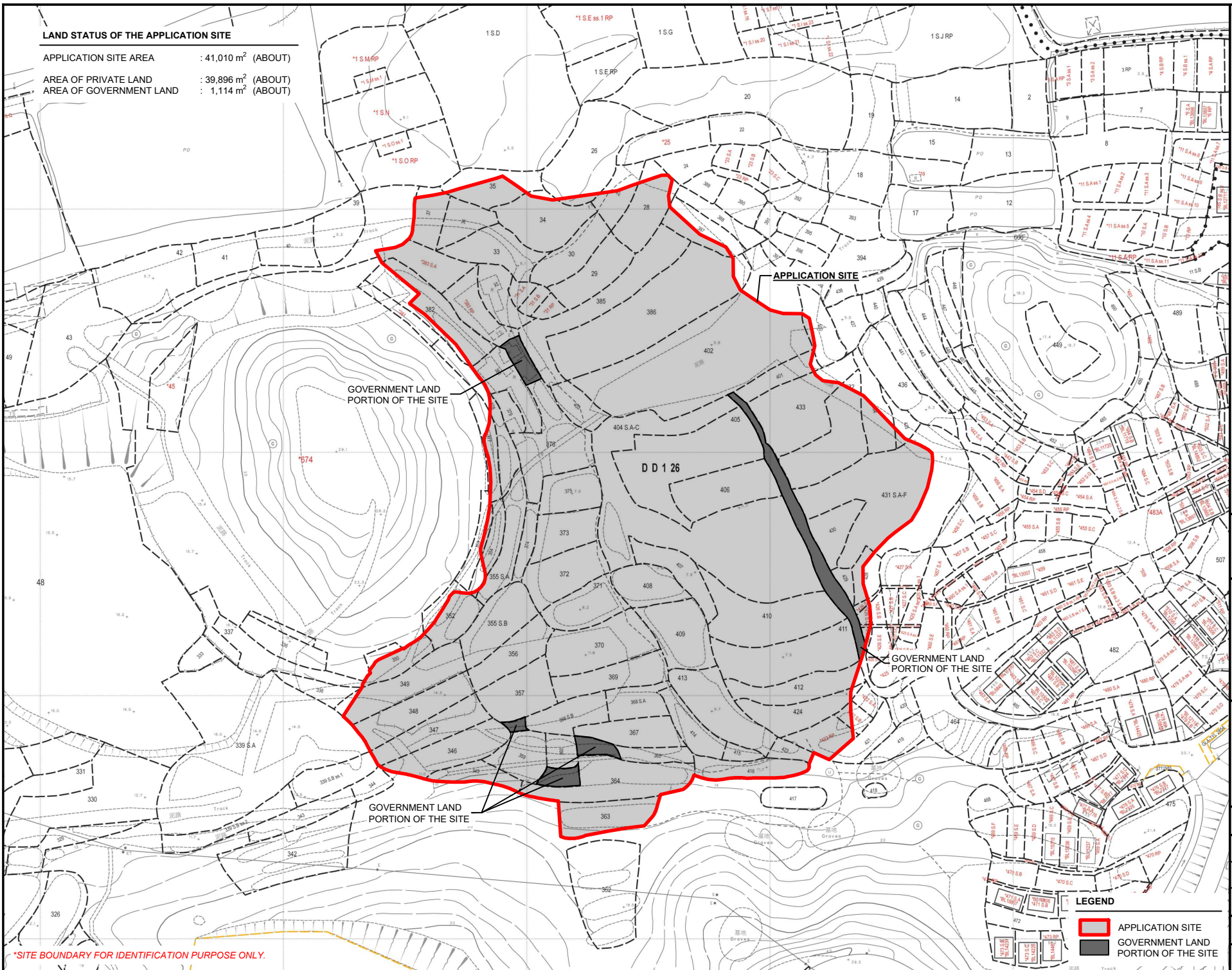
PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
 VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

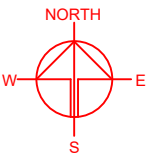
SCALE 1: 10000 @ A4	
DRAWN BY MN	DATE 24.9.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 AREA OF PRIVATE LAND : 39,896 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1,114 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
 VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 2000 @ A4	
DRAWN BY MN	DATE 24.9.2024
REVISED BY	DATE
APPROVED BY	DATE

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

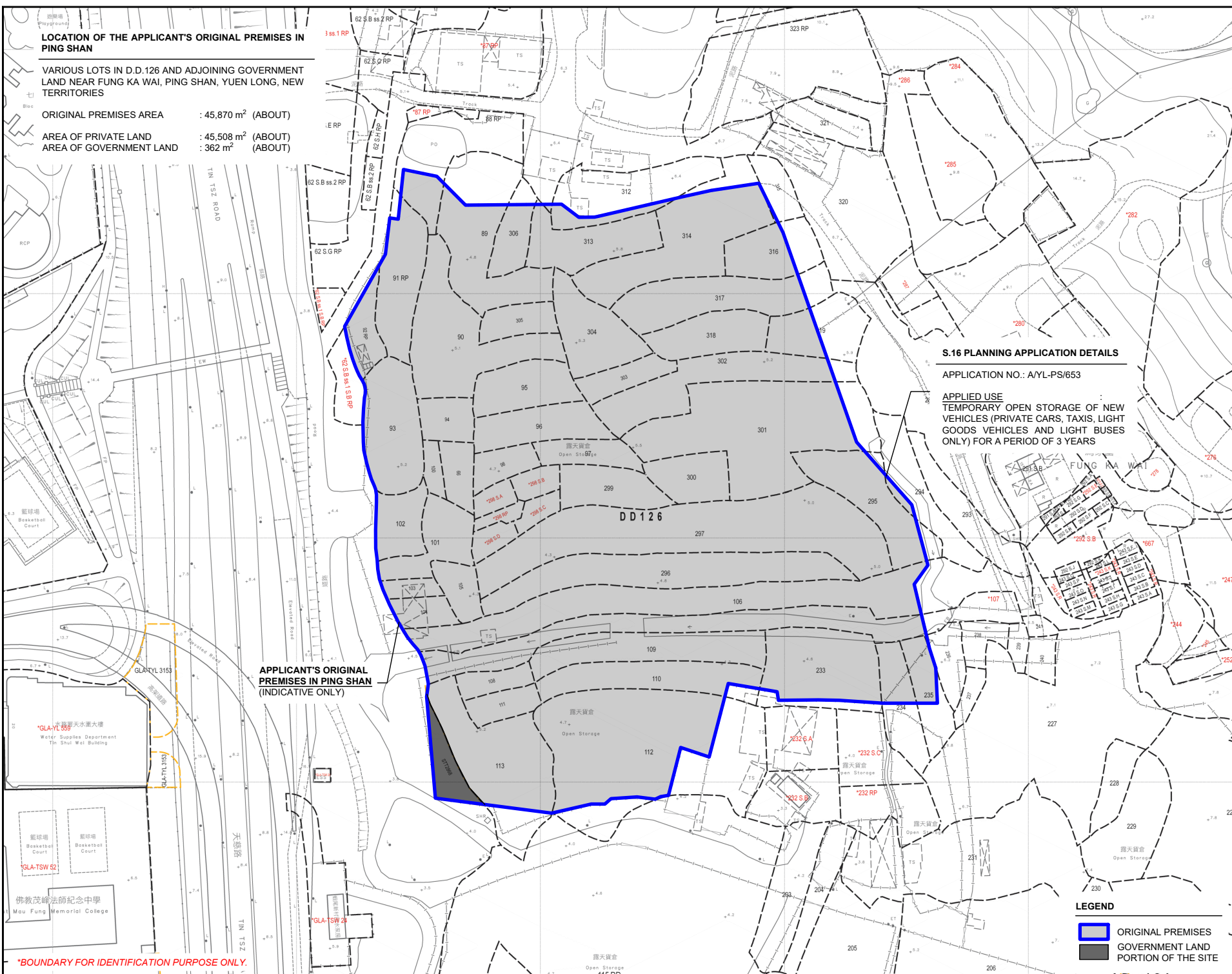
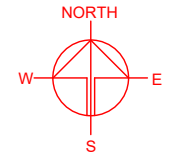
LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN PING SHAN

VARIOUS LOTS IN D.D.126 AND ADJOINING GOVERNMENT LAND NEAR FUNG KA WAI, PING SHAN, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 45,870 m² (ABOUT)
 AREA OF PRIVATE LAND : 45,508 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 362 m² (ABOUT)



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-PS/653

APPLIED USE
 TEMPORARY OPEN STORAGE OF NEW VEHICLES (PRIVATE CARS, TAXIS, LIGHT GOODS VEHICLES AND LIGHT BUSES ONLY) FOR A PERIOD OF 3 YEARS

APPLICANT'S ORIGINAL PREMISES IN PING SHAN (INDICATIVE ONLY)

LEGEND

	ORIGINAL PREMISES
	GOVERNMENT LAND PORTION OF THE SITE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
 VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 2000 @ A4

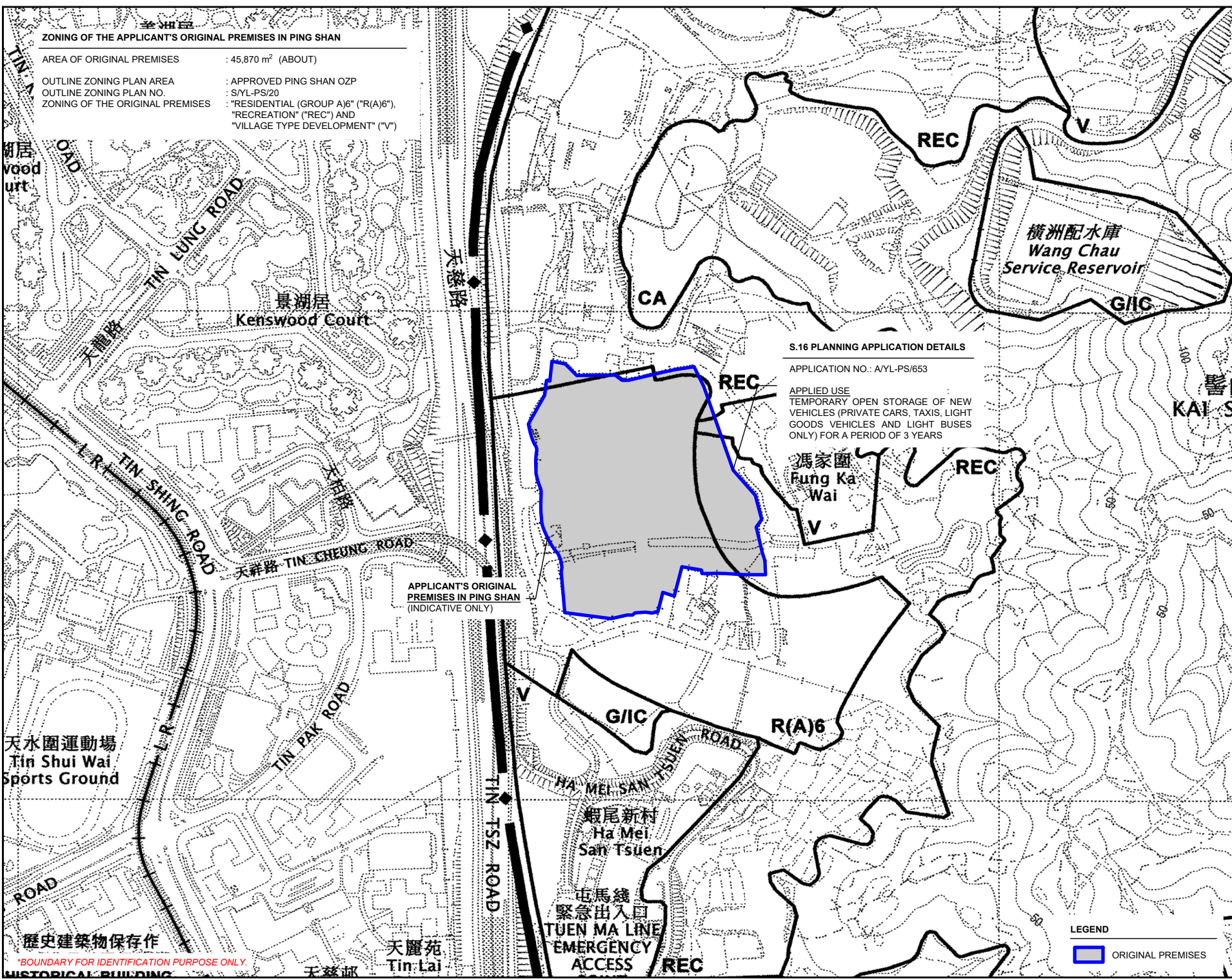
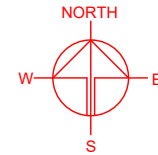
DRAWN BY MN	DATE 24.9.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 OP (LOCATION PLAN)

DWG NO. PLAN 4	VER. 001
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ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN PING SHAN

AREA OF ORIGINAL PREMISES : 45,870 m² (ABOUT)
 OUTLINE ZONING PLAN AREA : APPROVED PING SHAN OZP
 OUTLINE ZONING PLAN NO. : SYL-PS/20
 ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)6" ("R(A)6"),
 "RECREATION" ("REC") AND
 "VILLAGE TYPE DEVELOPMENT" ("V")



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-PS/653

APPLIED USE
 TEMPORARY OPEN STORAGE OF NEW VEHICLES (PRIVATE CARS, TAXIS, LIGHT GOODS VEHICLES AND LIGHT BUSES ONLY) FOR A PERIOD OF 3 YEARS

APPLICANT'S ORIGINAL PREMISES IN PING SHAN (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES

PLANNING CONSULTANT

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION
 VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

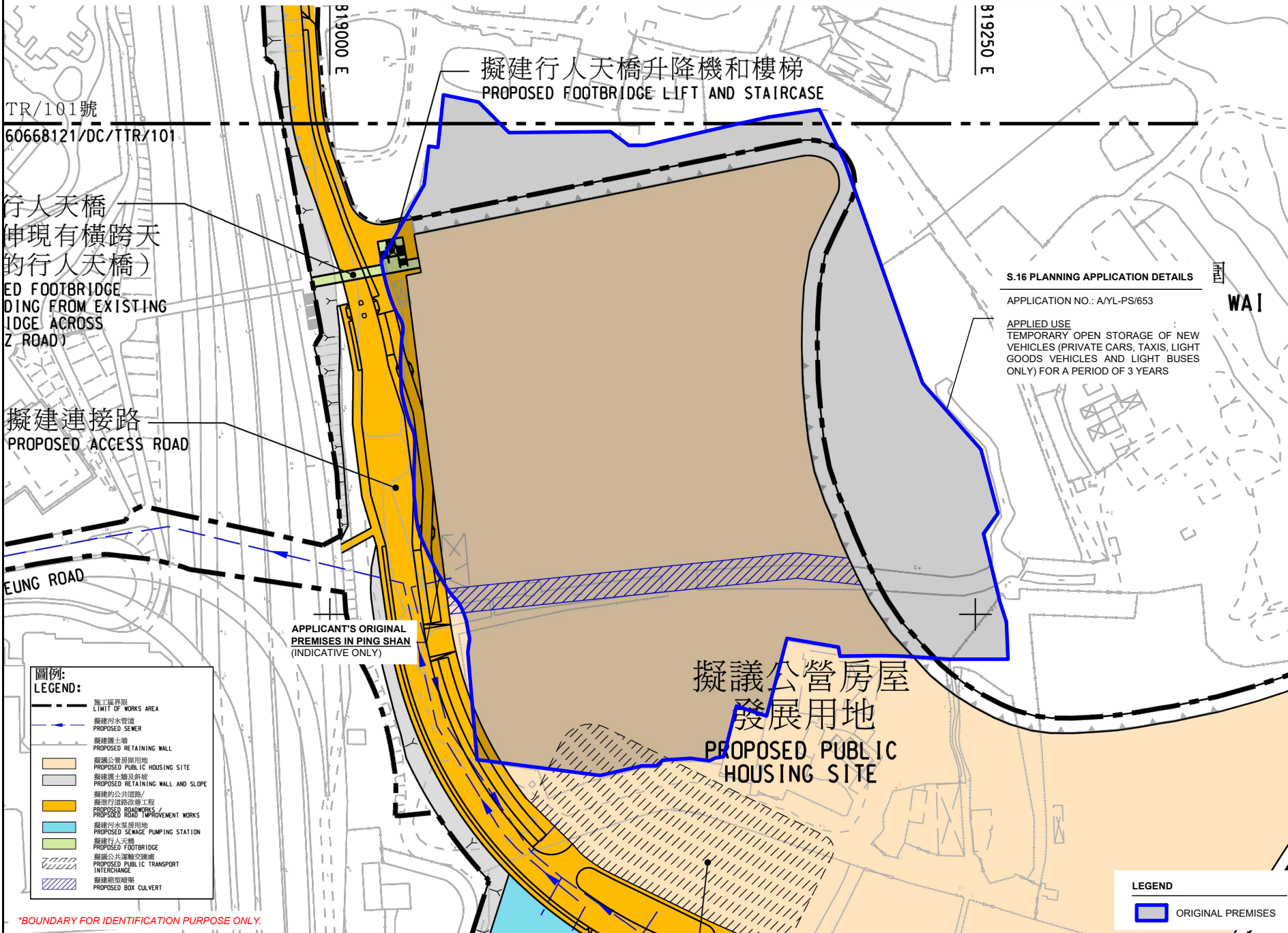
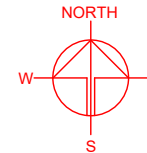
DRAWN BY MN	DATE 24.9.2024
CHECKED BY	DATE

APPROVED BY	DATE
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DWG. TITLE
 OP (ZONING PLAN)

DWG. NO. PLAN 5	VER. 001
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歷史建築物保存作
 *BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.
 HISTORICAL BUILDING



TR/101號
60668121/DC/TTR/101

行人天橋
伸現有橫跨天
的行人天橋)
ED FOOTBRIDGE
DING FROM EXISTING
IDGE ACROSS
Z ROAD)

擬建連接路
PROPOSED ACCESS ROAD

YUEN ROAD

APPLICANT'S ORIGINAL
PREMISES IN PING SHAN
(INDICATIVE ONLY)

擬建行人天橋升降機和樓梯
PROPOSED FOOTBRIDGE LIFT AND STAIRCASE

S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-PS/653

APPLIED USE
TEMPORARY OPEN STORAGE OF NEW
VEHICLES (PRIVATE CARS, TAXIS, LIGHT
GOODS VEHICLES AND LIGHT BUSES
ONLY) FOR A PERIOD OF 3 YEARS

擬議公營房屋
發展用地
PROPOSED PUBLIC
HOUSING SITE

- 圖例:
LEGEND:
- 施工區界限
LIMIT OF WORKS AREA
 - 擬建污水管道
PROPOSED SEWER
 - 擬建護土牆
PROPOSED RETAINING WALL
 - 擬建公營房屋用地
PROPOSED PUBLIC HOUSING SITE
 - 擬建護土牆及斜坡
PROPOSED RETAINING WALL AND SLOPE
 - 擬建的公共道路
PROPOSED ROADWORKS
 - 擬建行人天橋
PROPOSED FOOTBRIDGE
 - 擬建公共運輸交匯處
PROPOSED PUBLIC TRANSPORT INTERCHANGE
 - 擬建輕型明渠
PROPOSED BOX CULVERT
 - 擬建污水泵房
PROPOSED SEWAGE PUMPING STATION

- LEGEND
- ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

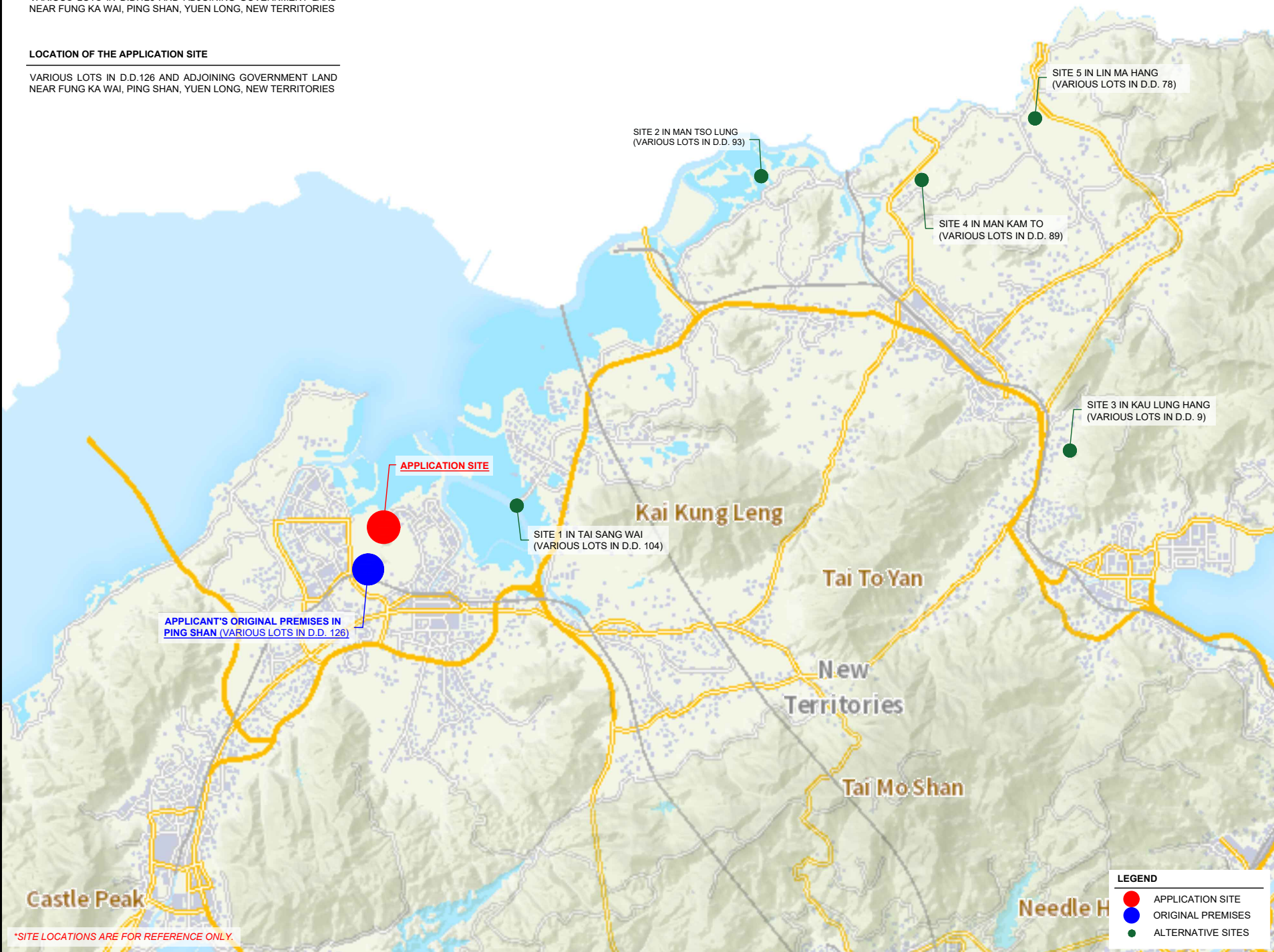
SCALE 1:2000 @ A4	
DRAWN BY MN	DATE 24.9.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE PUBLIC HOUSING DEV.	
DWG NO. PLAN 6	VER. 001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

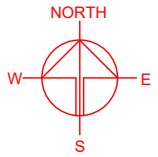
VARIOUS LOTS IN D.D.126 AND ADJOINING GOVERNMENT LAND NEAR FUNG KA WAI, PING SHAN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D.126 AND ADJOINING GOVERNMENT LAND NEAR FUNG KA WAI, PING SHAN, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE
INDICATIVE ONLY

DRAWN BY MN	DATE 24.9.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

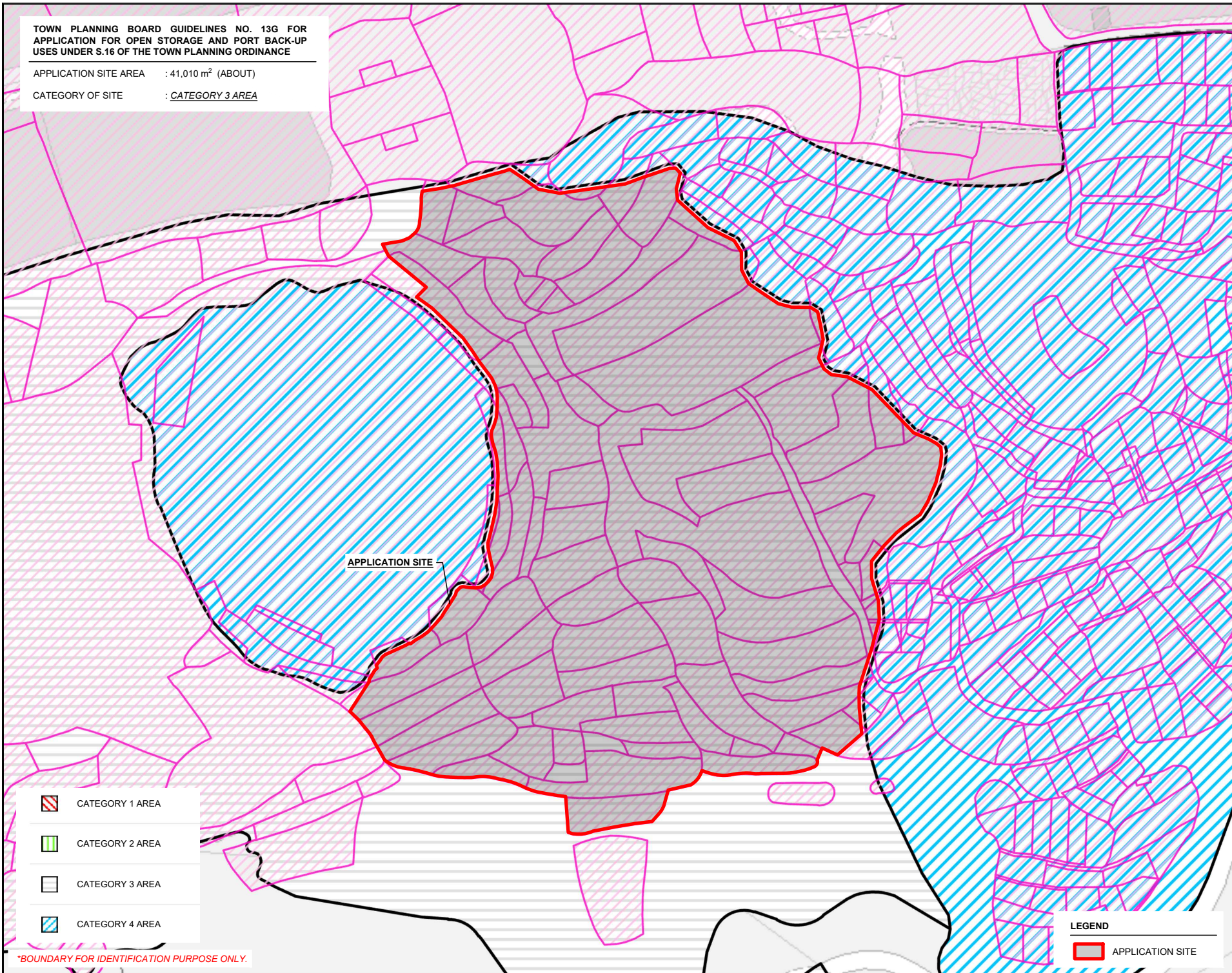
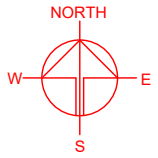
DWG. TITLE
ALTERNATIVE SITES

DWG NO. PLAN 7	VER. 001
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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 : 41,010 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



APPLICATION SITE

 CATEGORY 1 AREA

 CATEGORY 2 AREA

 CATEGORY 3 AREA

 CATEGORY 4 AREA

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

24.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 8

VER.

001

CONDITION OF THE APPLICATION SITE IN 1993

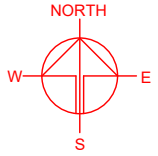
APPLICATION SITE AREA : 41,010 m² (ABOUT)
AERIAL PHOTO NO. : A34502
DATE OF TAKEN : 29/5/1993
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

CONDITION OF THE APPLICATION SITE IN 2023

APPLICATION SITE AREA : 41,010 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD SPP3 AND SURVEY & MAPPING OFFICE, LANDSD



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	7.10.2024

CHECKED BY	DATE

APPROVED BY	DATE

LEGEND

 APPLICATION SITE

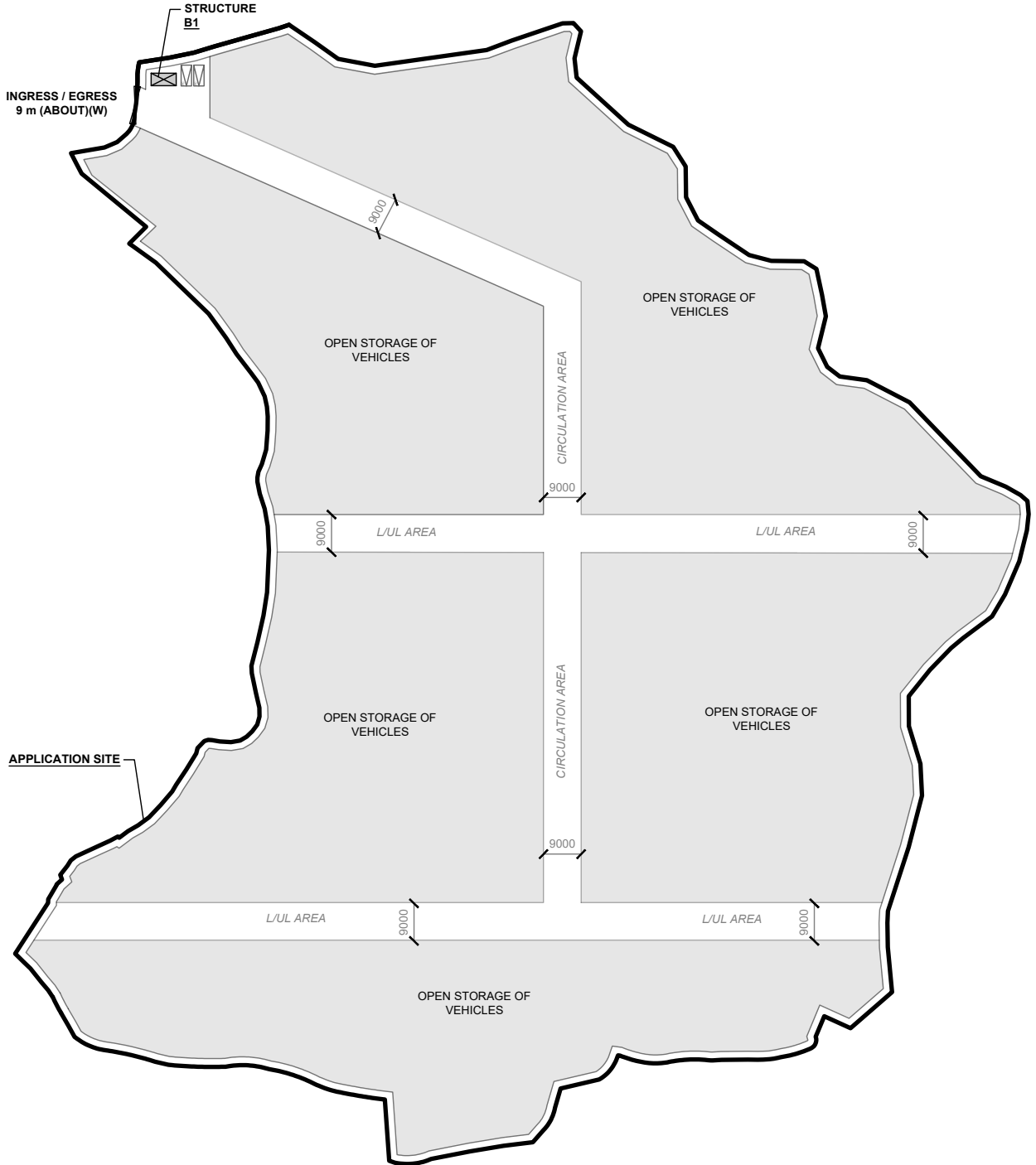
DWG. TITLE
AERIAL PHOTOS

DWG NO.	VER.
PLAN 9	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,010 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 40,992 m ²	(ABOUT)
PLOT RATIO	: 0.0004	(ABOUT)
SITE COVERAGE	: 0.04 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m² (ABOUT)	18 m² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	INGRESS / EGRESS

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

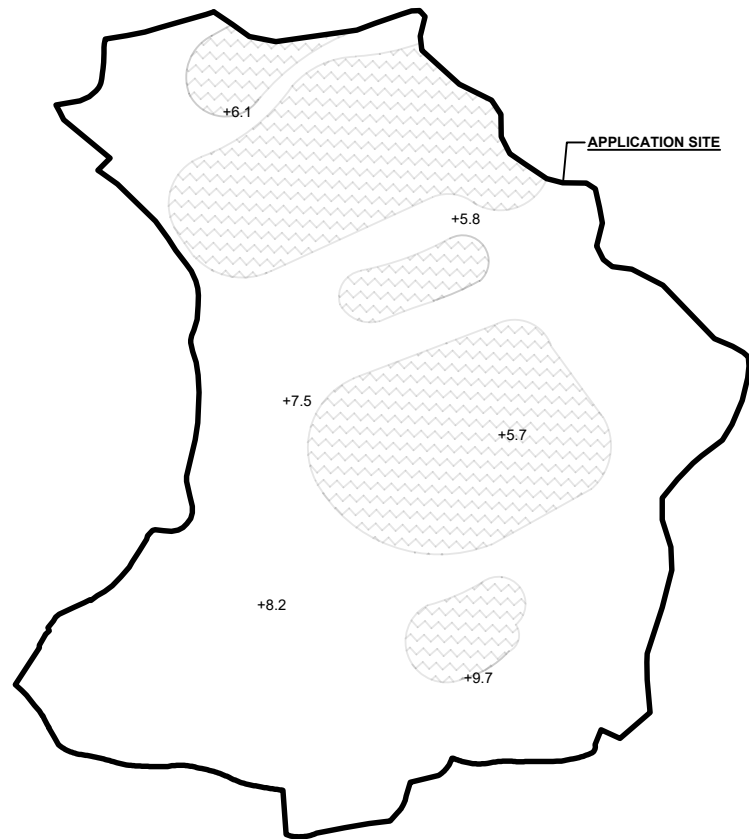
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	ADDRESS VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4	TITLE LAYOUT PLAN		NORTH
			DRAWN BY MN	DATE 24.9.2024	DWG NO. PLAN 10	
			REVISED BY	DATE		

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 EXISTING SITE LEVELS : +5.7 mPD - +9.7 mPD (ABOUT)
 GROUND SURFACE : SOILED GROUND

CONDITION OF THE APPLICATION SITE IN 1990s

POND AREA : 13,394 m² (ABOUT)
 DEPTH OF POND : NOT MORE THAN 0.5 m



LEGEND

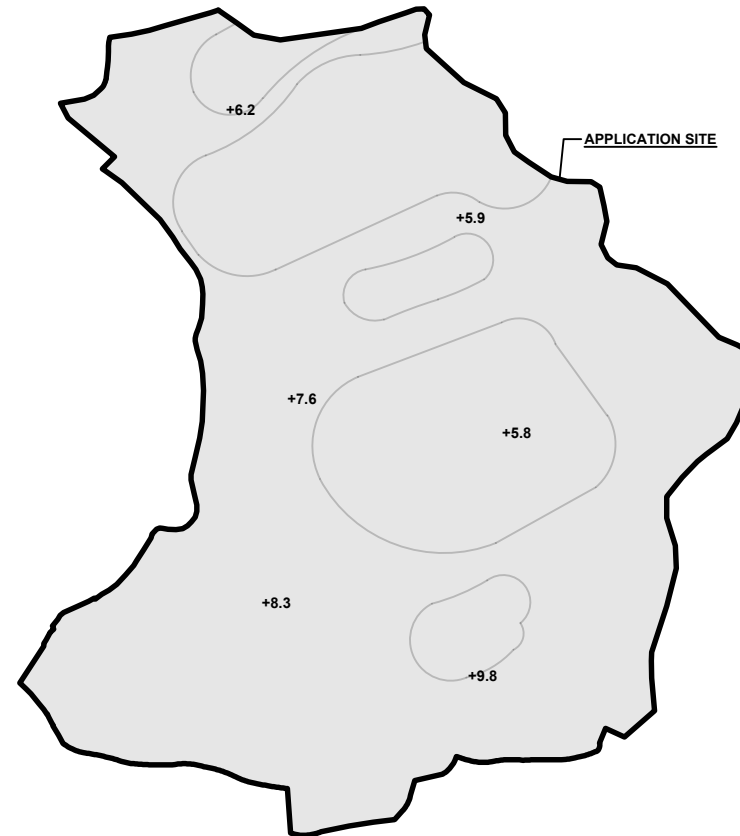
- APPLICATION SITE
- POND AREA BEFORE KEY DATE OF OZP
- +10.2 EXISTING SITE LEVEL

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

PROPOSED FILLING OF LAND AND POND AT THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 PROPOSED FILLING AREA : 41,010 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +5.8 mPD - +9.8 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 STORAGE OF VEHICLE, PARKING
 SPACES AND CIRCULATION AREA

EXISTING FILLING OF POND AREA : 13,394 m² (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 0.5 m

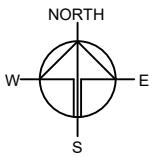


LEGEND

- APPLICATION SITE
- FILLING OF LAND AND POND AREA
- +10.2 PROPOSED SITE LEVEL

THE PONDS **WERE FILLED IN THE 1990s** AND NO FURTHER FILLING OF POND WILL BE CARRIED OUT AFTER OBTAINING PLANNING PERMISSION FROM THE BOARD.

0.1 m OF CONCRETE WILL BE FILLED ON TOP OF THE EXISTING FILLED POND AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE BOARD.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY	DATE
MN	7.10.2024

REVISED BY	DATE

APPROVED BY	DATE

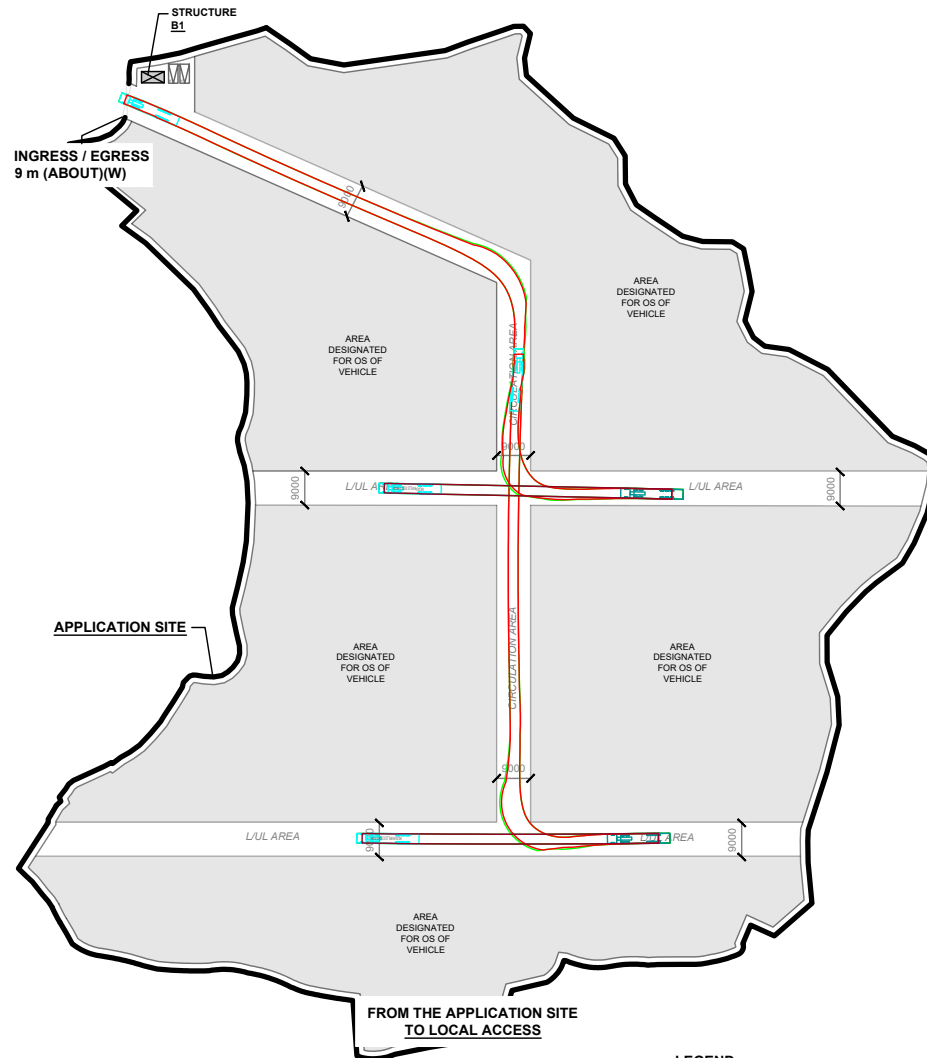
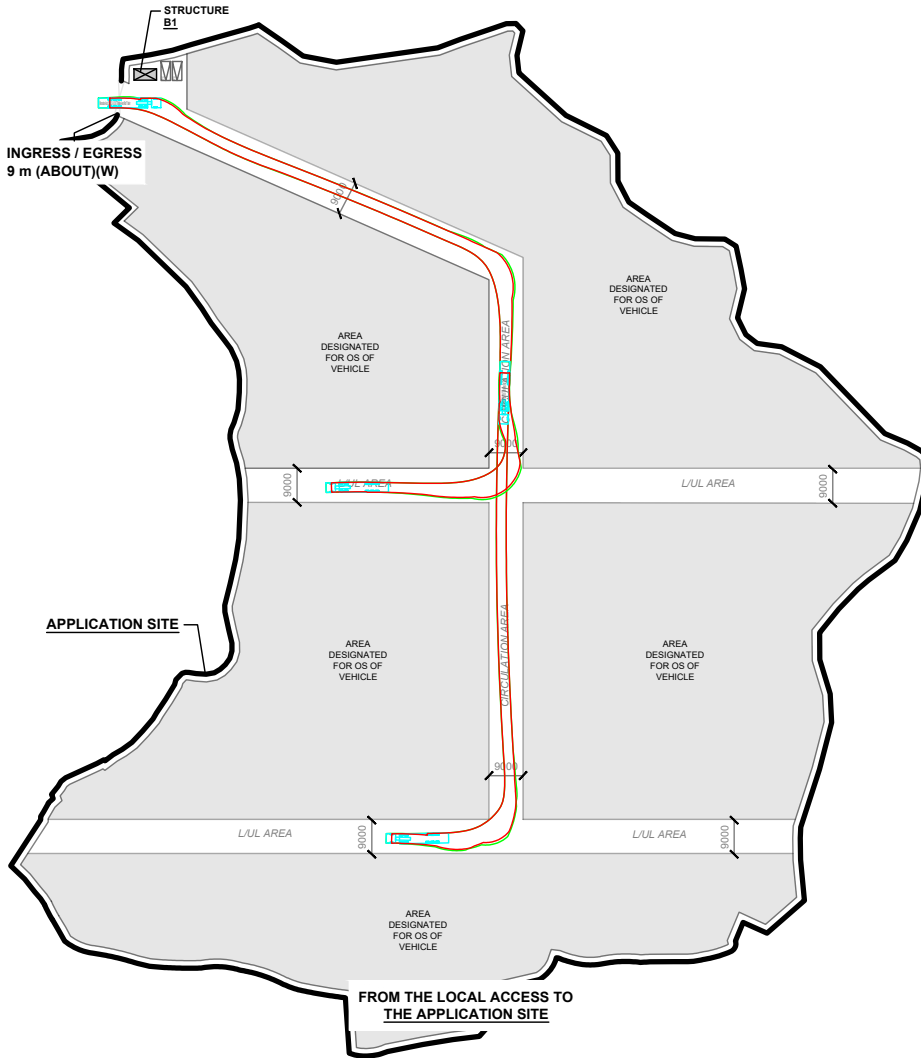
DWG. TITLE
 FILLING OF LAND AND POND

DWG. NO. PLAN 11	VER. 001
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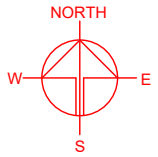
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY: MN DATE: 7.10.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEPT PATH ANALYSIS (CV)

DWG NO. PLAN 12 VER. 001