


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM HEUNG YUEN WAI HIGHWAY VIA LIN  
MA HANG ROAD

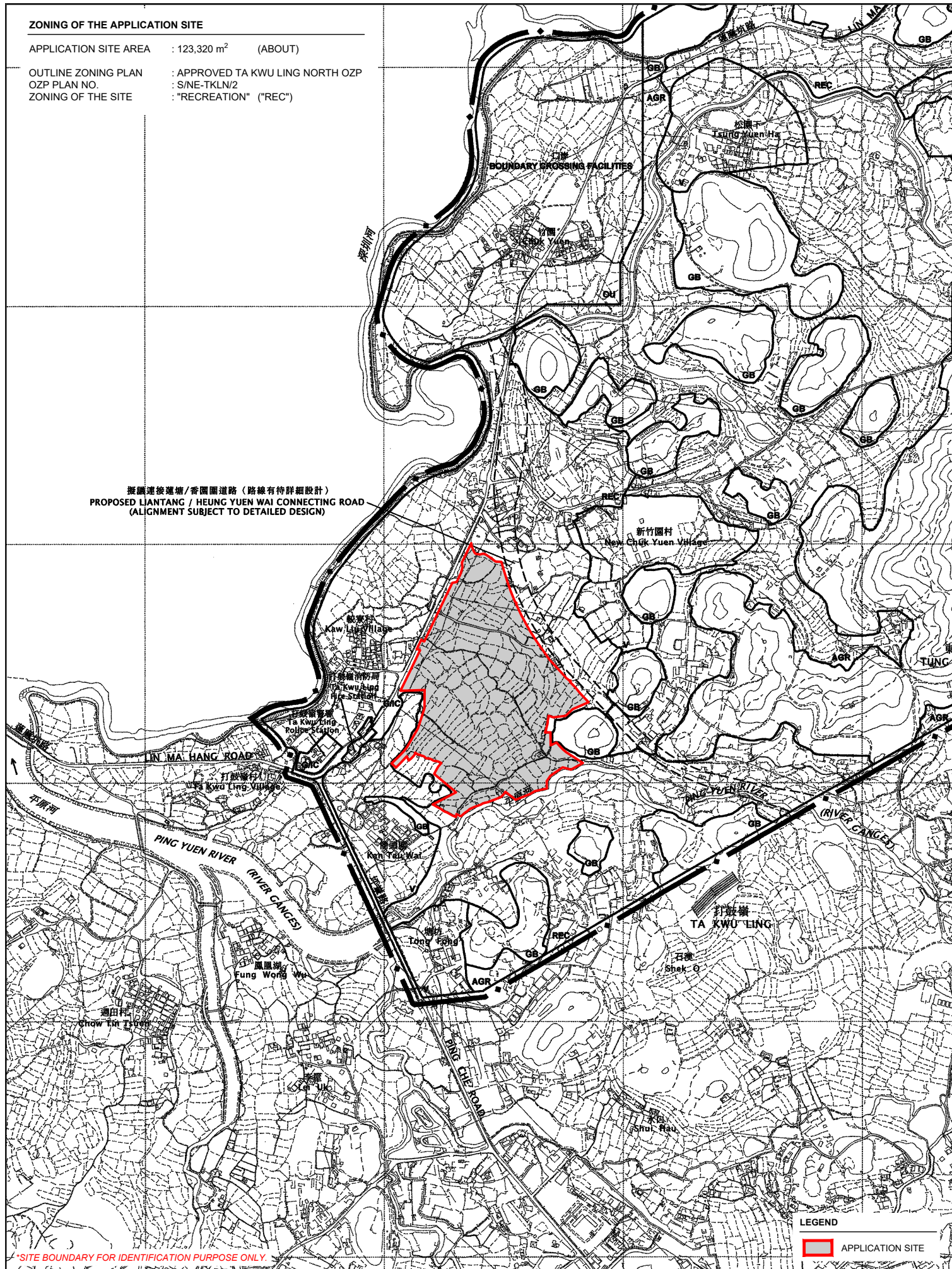


PLANNING CONSULTANT		PROJECT	ADDRESS	SCALE		TITLE		<div><div>NORTH</div></div>
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	1 : 20000 @ A4		LOCATION PLAN		
				DRAWN BY	DATE	DWG NO.	VER.	
				REVISIED BY	DATE			
						MN	13.11.2025	PLAN 1



OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP  
OZP PLAN NO. : S/NE-TKLN/2  
ZONING OF THE SITE : "RECREATION" ("REC")

**擬議連接蓮塘／香園圍道路（路線有待詳細設計）**  
**PROPOSED LIANTANG / HEUNG YUEN WAI CONNECTING ROAD**  
**(ALIGNMENT SUBJECT TO DETAILED DESIGN)**



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### LEGEND

 APPLICATION SITE

PLANNING CONSULTANT
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TAI  
WAH

DEVELOPMENT  
CONSULTANTS  
LIMITED

PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE,  
WAREHOUSE (EXCLUDING DANGEROUS  
GOODS GODOWN) AND CONTAINER VEHICLE  
PARK WITH ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 78 AND D.D.82 AND  
ADJOINING GOVERNMENT LAND, TA KWU  
LING, NEW TERRITORIES

SCALE

1 : 10000 @ A4

DRAWN BY

MN

DATE
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13.

TITLE
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ZONING PLAN

1

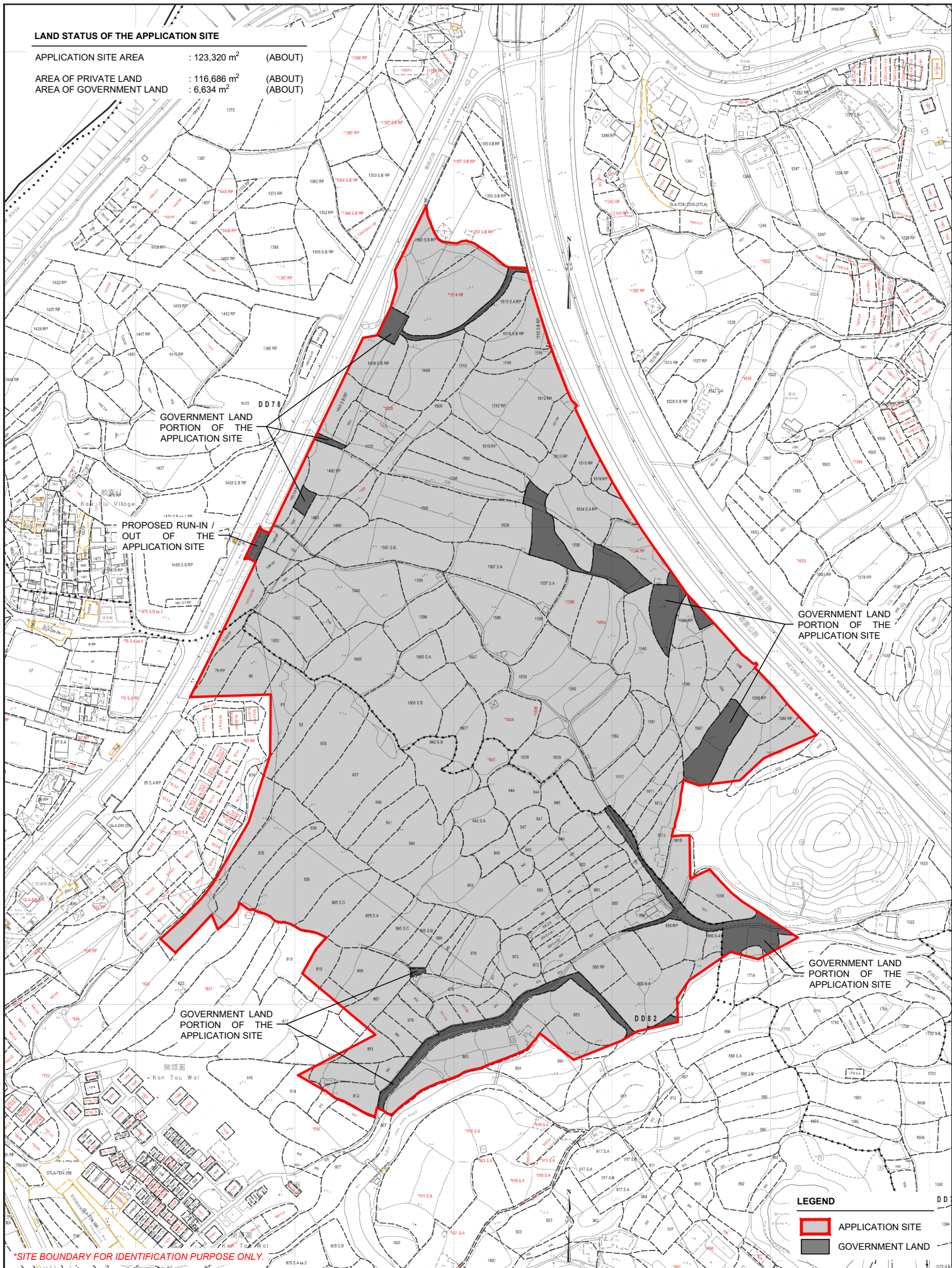
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# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 116,686 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 6,634 m<sup>2</sup> (ABOUT)



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PLANNING CONSULTANT

**TAI WAH** DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

13.11.2025

REVISED BY

DATE

TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

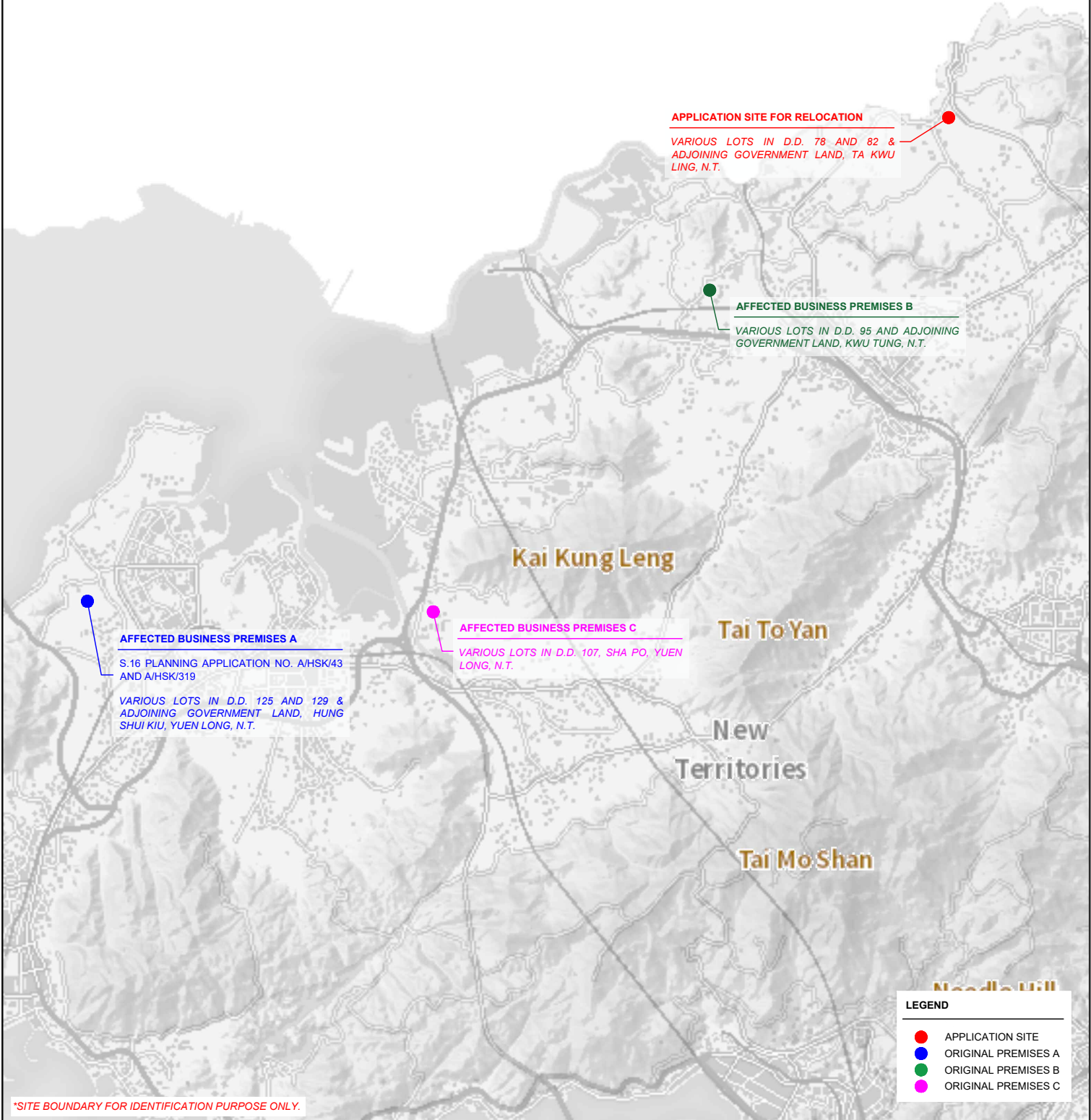
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LOCATIONS OF THE ORIGINAL PREMISES

A TOTAL OF 3 AFFECTED BUSINESS PREMISES ARE PROPOSED TO BE RELOCATED TO THE APPLICATION SITE. DETAILS OF AFFECTED PREMISES ARE AS FOLLOWS:

- PREMISES A IN HUNG SHUI KIU, YUEN LONG
- PREMISES B IN KWU TUNG, SHEUNG SHUI
- PREMISES C IN SHA PO, YUEN LONG



APPLICATION SITE FOR RELOCATION  
VARIOUS LOTS IN D.D. 78 AND 82 & ADJOINING GOVERNMENT LAND, TA KWU LING, N.T.

AFFECTED BUSINESS PREMISES B  
VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND, KWU TUNG, N.T.

AFFECTED BUSINESS PREMISES A  
S.16 PLANNING APPLICATION NO. A/HSK/43 AND A/HSK/319  
VARIOUS LOTS IN D.D. 125 AND 129 & ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, N.T.

AFFECTED BUSINESS PREMISES C  
VARIOUS LOTS IN D.D. 107, SHA PO, YUEN LONG, N.T.

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES A
- ORIGINAL PREMISES B
- ORIGINAL PREMISES C

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PLANNING CONSULTANT <div>TAI WAH</div> DEVELOPMENT CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE NOT TO SCALE @ A4		TITLE ORIGINAL PREMISES		<div>NORTH</div> <div>S</div>
			DRAWN BY MN	DATE 13.11.2025	DWG NO. PLAN 4	VER. 001	



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m<sup>2</sup> (ABOUT)  
 SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD  
 STATUTORY PLANNING PORTAL 3



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LEGEND

APPLICATION SITE

PLANNING CONSULTANT  <b>TAI WAH</b>   DEVELOPMENT CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 3000 @ A4 DRAWN BY MN DATE 13.11.2025 REVISED BY DATE	TITLE AERIAL PHOTO DWG NO. PLAN 5 VER. 001	NORTH 
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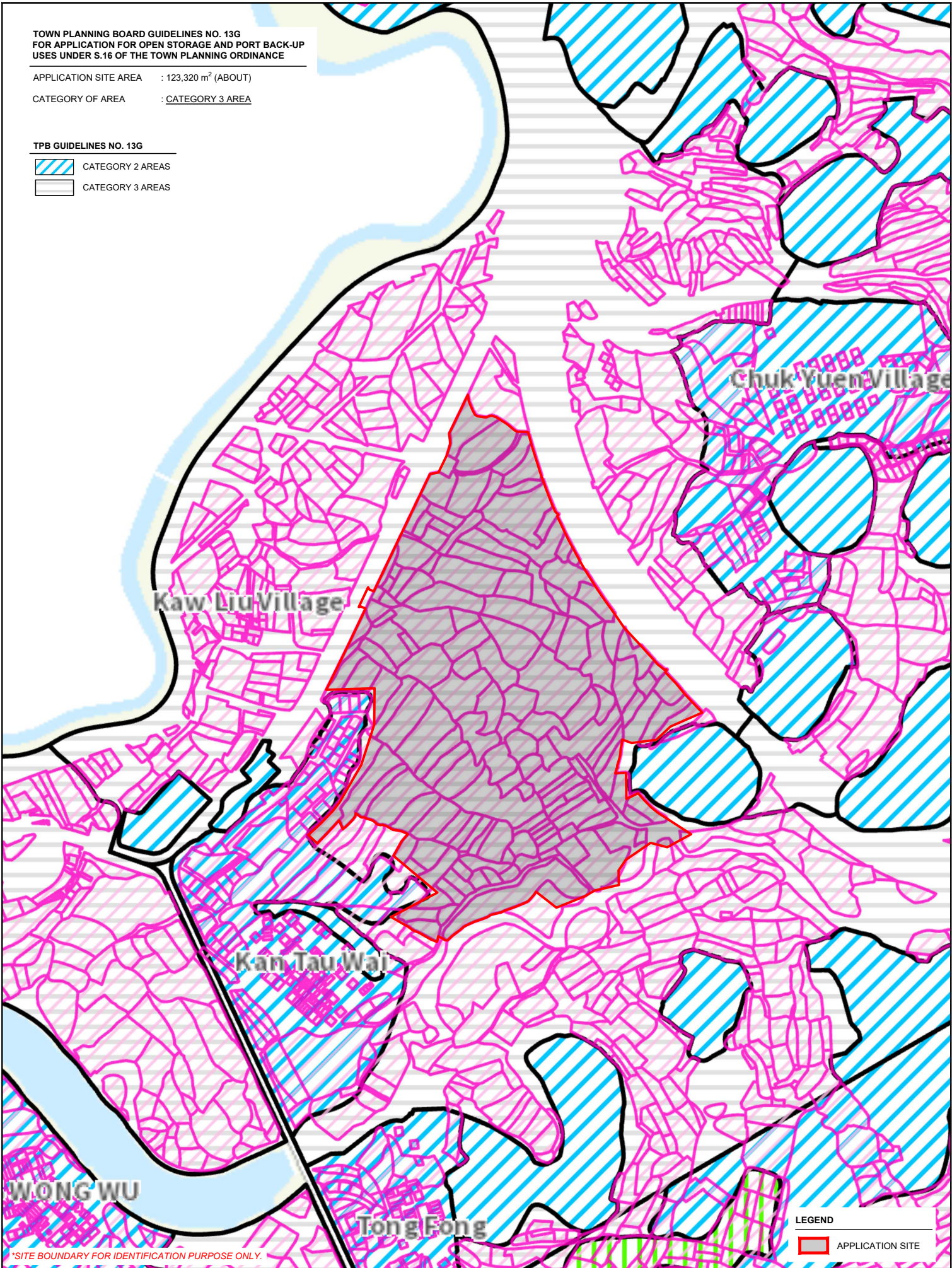
TOWN PLANNING BOARD GUIDELINES NO. 13G  
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP  
USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 123,320 m<sup>2</sup> (ABOUT)

CATEGORY OF AREA : CATEGORY 3 AREA

TPB GUIDELINES NO. 13G

- CATEGORY 2 AREAS
- CATEGORY 3 AREAS



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LEGEND

APPLICATION SITE

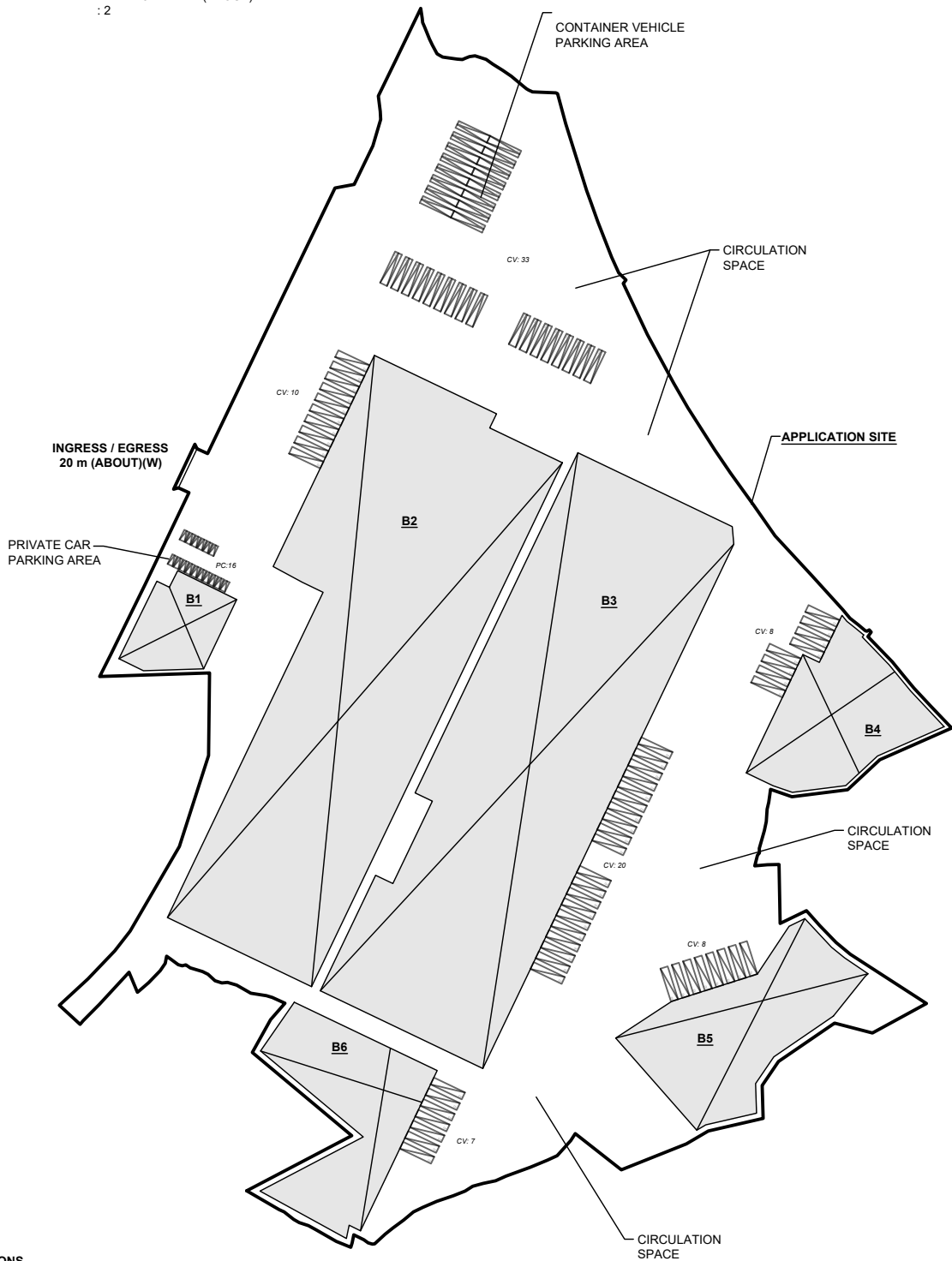
PLANNING CONSULTANT		PROJECT	ADDRESS	SCALE		TITLE		<div><div>NORTH</div><div><div></div></div><div>S</div><div>W</div><div>E</div></div>
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	1 : 5000 @ A4		TPB PG-NO.13G		
				DRAWN BY MN	DATE 11.9.2025	DWG NO. PLAN 6	VER. 001	
				REVISED BY	DATE			



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 123,320 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 60,321 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 62,999 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.98	(ABOUT)
SITE COVERAGE	: 49 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 120,642 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 120,642 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m - 15 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	1,591 m <sup>2</sup> (ABOUT)	3,182 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	LOGISTICS CENTRE	23,006 m <sup>2</sup> (ABOUT)	46,012 m <sup>2</sup> (ABOUT)	15 m (ABOUT)(2-STOREY)
B3	LOGISTICS CENTRE	22,642 m <sup>2</sup> (ABOUT)	45,284 m <sup>2</sup> (ABOUT)	15 m (ABOUT)(2-STOREY)
B4	WAREHOUSE (EXCL. D.G.G.)	3,840 m <sup>2</sup> (ABOUT)	7,680 m <sup>2</sup> (ABOUT)	15 m (ABOUT)(2-STOREY)
B5	WAREHOUSE (EXCL. D.G.G.)	4,965 m <sup>2</sup> (ABOUT)	9,930 m <sup>2</sup> (ABOUT)	15 m (ABOUT)(2-STOREY)
B6	WAREHOUSE (EXCL. D.G.G.)	4,277 m <sup>2</sup> (ABOUT)	8,554 m <sup>2</sup> (ABOUT)	15 m (ABOUT)(2-STOREY)
TOTAL		60,321 m <sup>2</sup> (ABOUT)	120,642 m <sup>2</sup> (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 33
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 53
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	LOADING / UNLOADING SPACE (CV)

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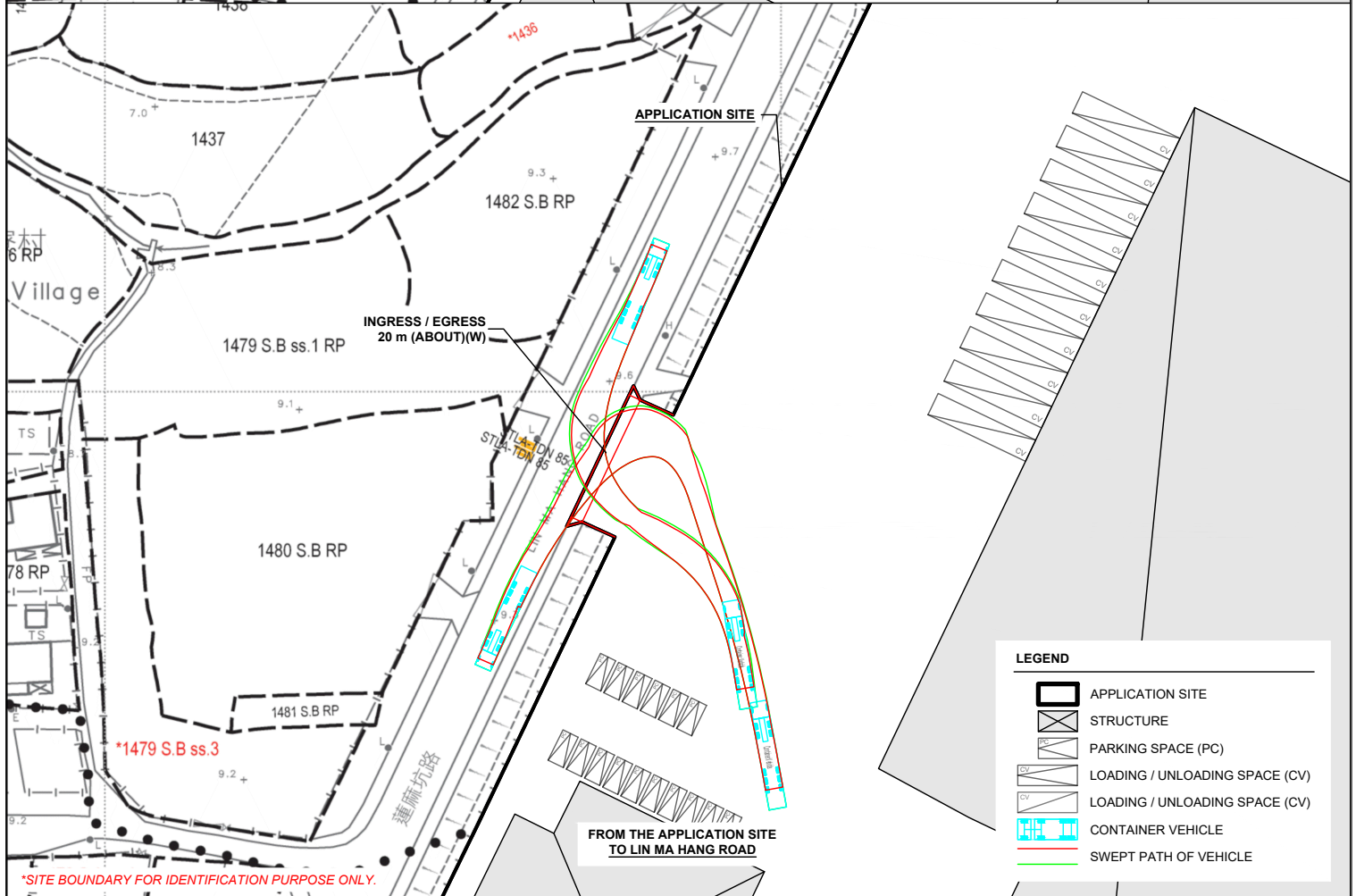
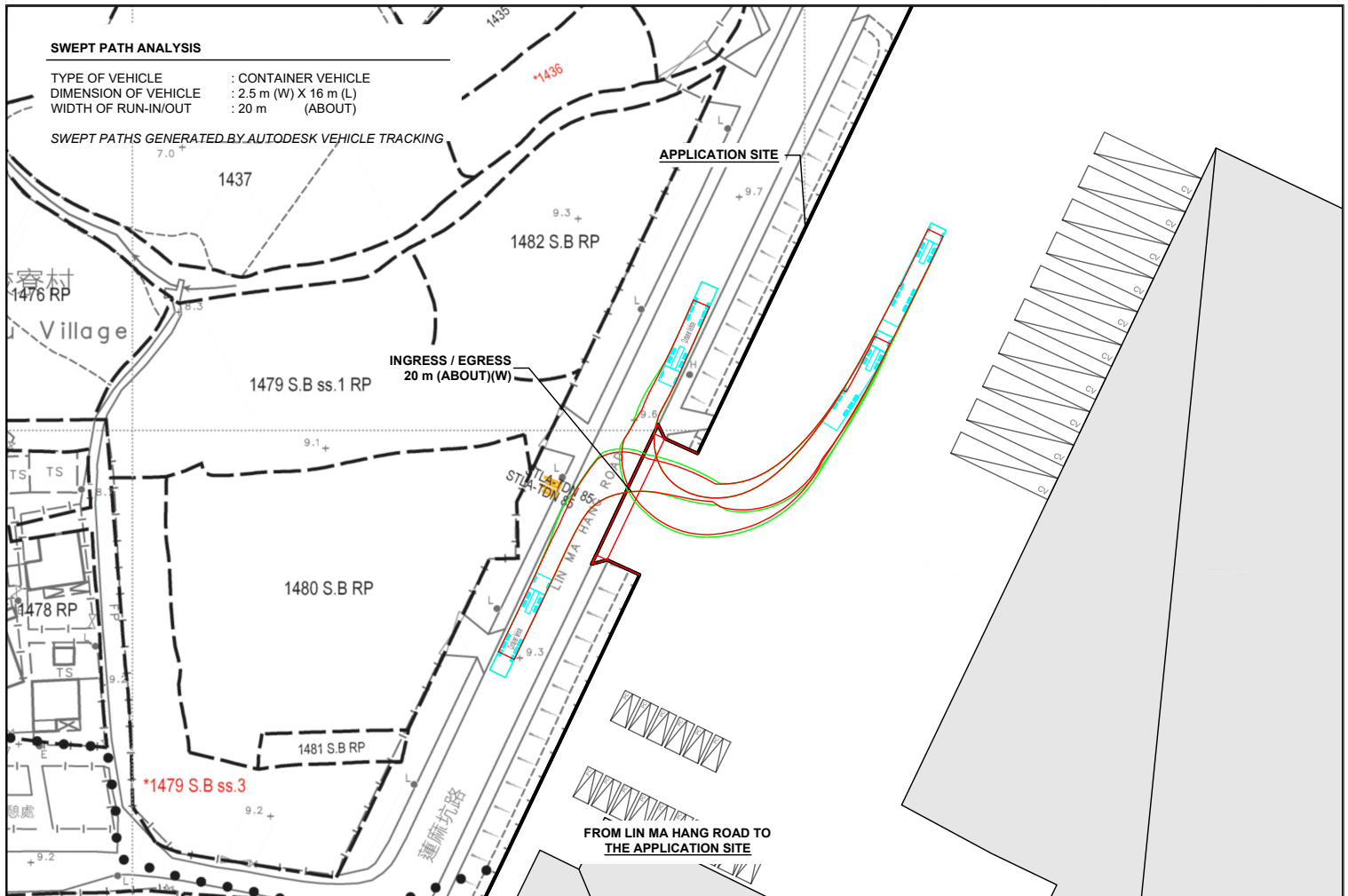
PLANNING CONSULTANT <b>TAI WAH</b>   DEVELOPMENT CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 3000 @ A4		TITLE LAYOUT PLAN		
			DRAWN BY MN	DATE 20.11.2025	DWG NO. PLAN 7	VER. 001	



# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)  
WIDTH OF RUN-IN/OUT : 20 m (ABOUT)


SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- LOADING / UNLOADING SPACE (CV)
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

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			DRAWN BY MN	DATE 20.11.2025			
			REVISED BY	DATE	DWG NO. PLAN 8	VER. 001	

