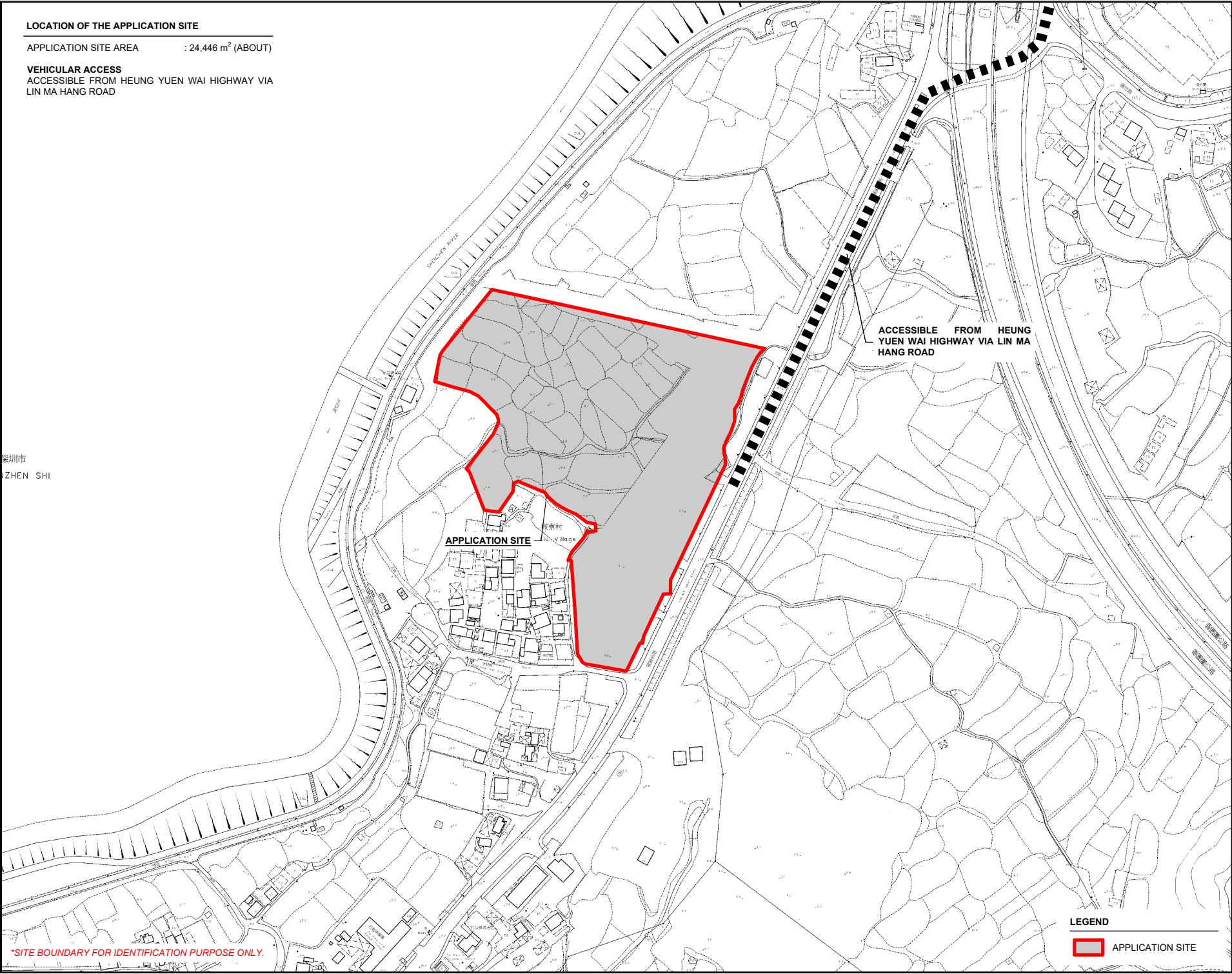
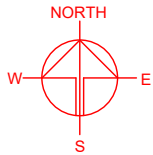


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 24,446 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM HEUNG YUEN WAI HIGHWAY VIA LIN MA HANG ROAD



深圳市
SHEN SHI

APPLICATION SITE
村 Village

ACCESSIBLE FROM HEUNG
YUEN WAI HIGHWAY VIA LIN MA
HANG ROAD

PLANNING CONSULTANT

**TAI
WAH**

DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES, VEHICLE
REPAIR WORKSHOP AND
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
AND OPEN STORAGE OF
VEHICLE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, LIN MA HANG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

31.7.2026

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

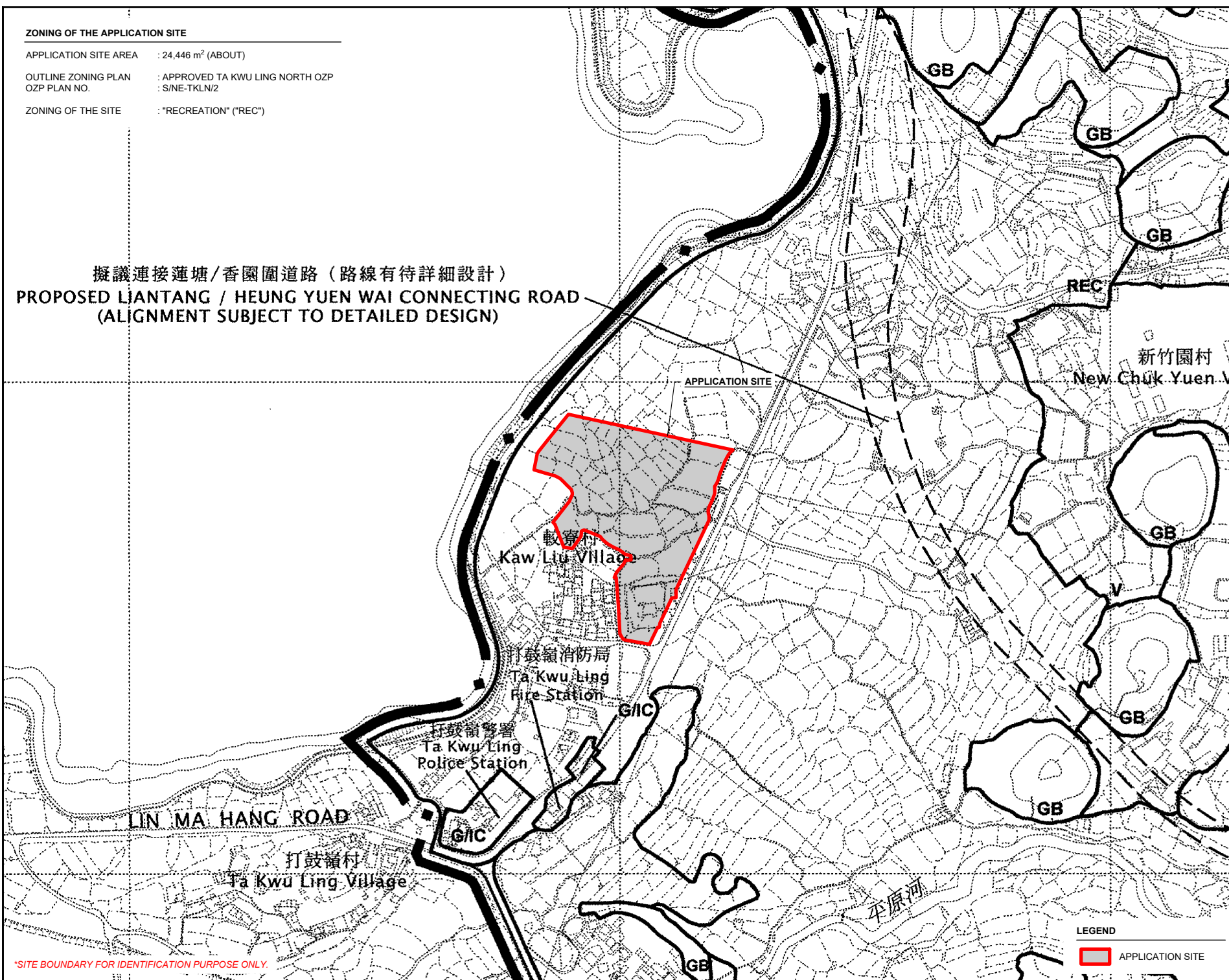
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 24,446 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP
OZP PLAN NO. : S/NE-TKLN/2
ZONING OF THE SITE : "RECREATION" ("REC")

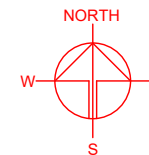
擬議連接蓮塘/香園圍道路（路線有待詳細設計）
PROPOSED LIANTANG / HEUNG YUEN WAI CONNECTING ROAD
(ALIGNMENT SUBJECT TO DETAILED DESIGN)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT

TAI WAH

DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

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AND SERVICES, VEHICLE
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FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND
ADJOINING GOVERNMENT
LAND, LIN MA HANG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

31.7.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

PLAN 2

VER.

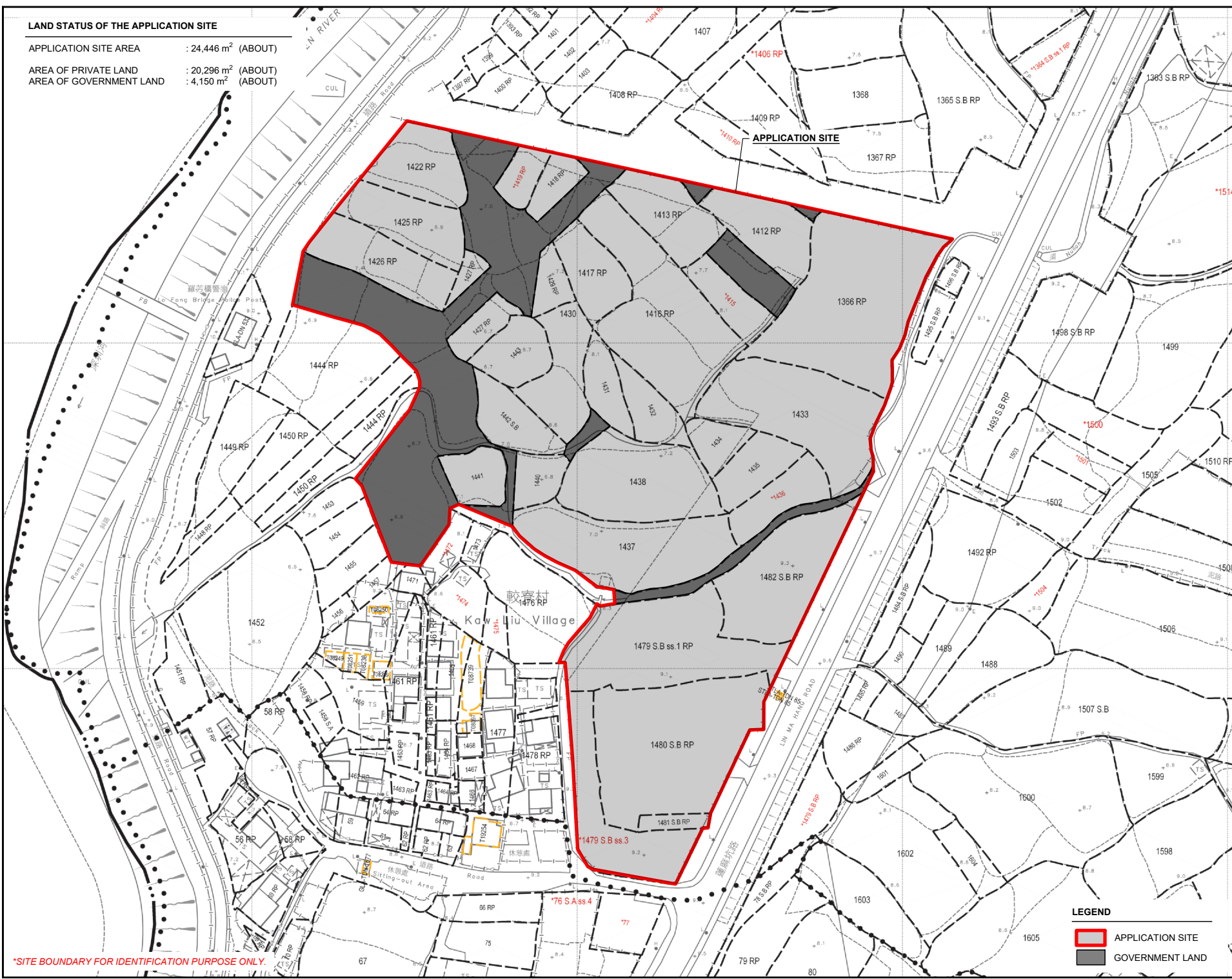
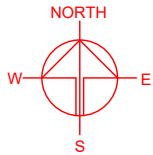
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 24,446 m² (ABOUT)

AREA OF PRIVATE LAND : 20,296 m² (ABOUT)

AREA OF GOVERNMENT LAND : 4,150 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

GOVERNMENT LAND

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, VEHICLE REPAIR WORKSHOP AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND ADJOINING GOVERNMENT LAND, LIN MA HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	31.7.2026
REVISED BY	DATE
APPROVED BY	DATE

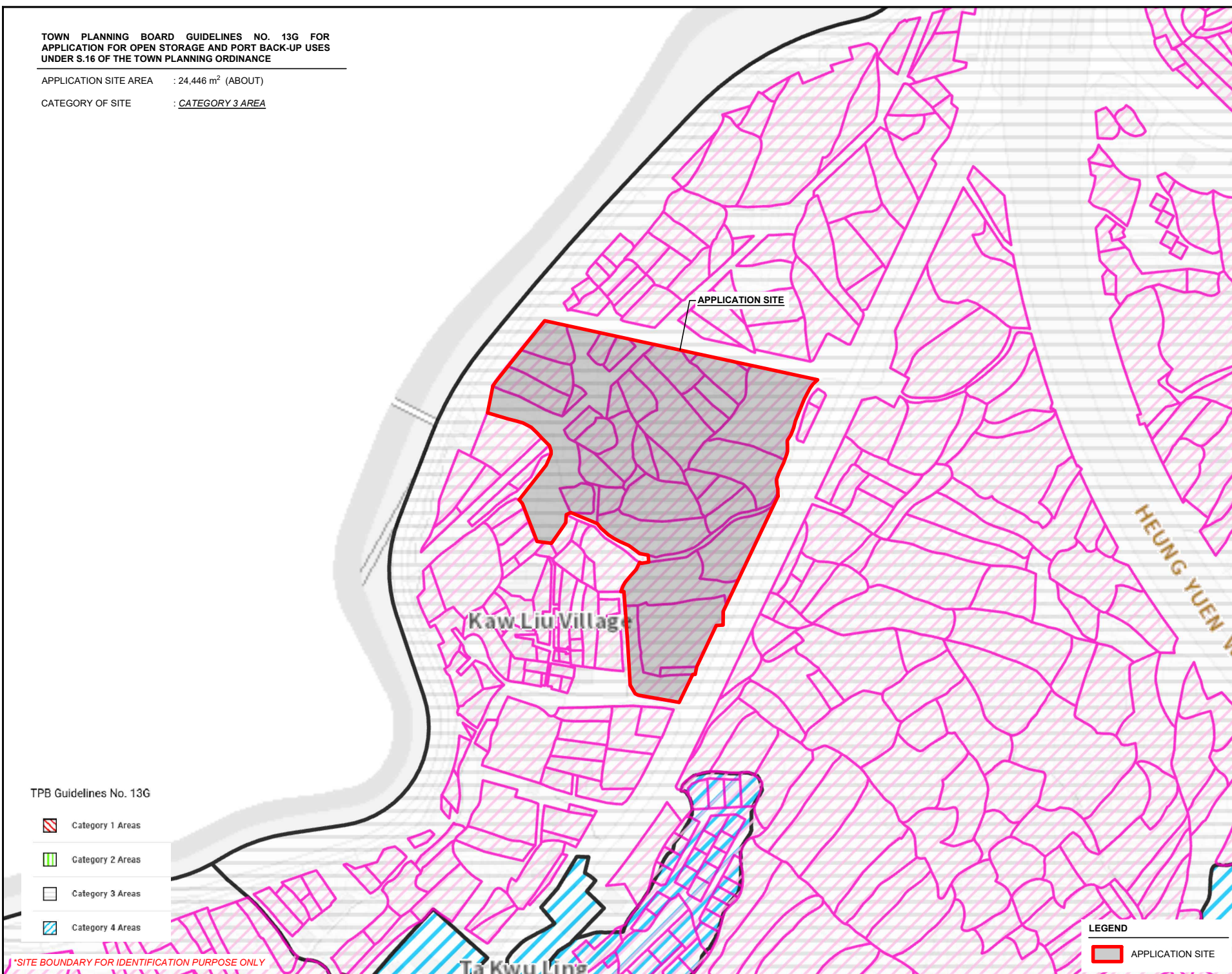
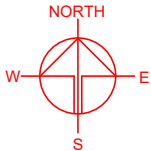
DWG. TITLE

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 S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 24,446 m² (ABOUT)
CATEGORY OF SITE : CATEGORY 3 AREA



- TPB Guidelines No. 13G
- Category 1 Areas
 - Category 2 Areas
 - Category 3 Areas
 - Category 4 Areas

LEGEND

APPLICATION SITE

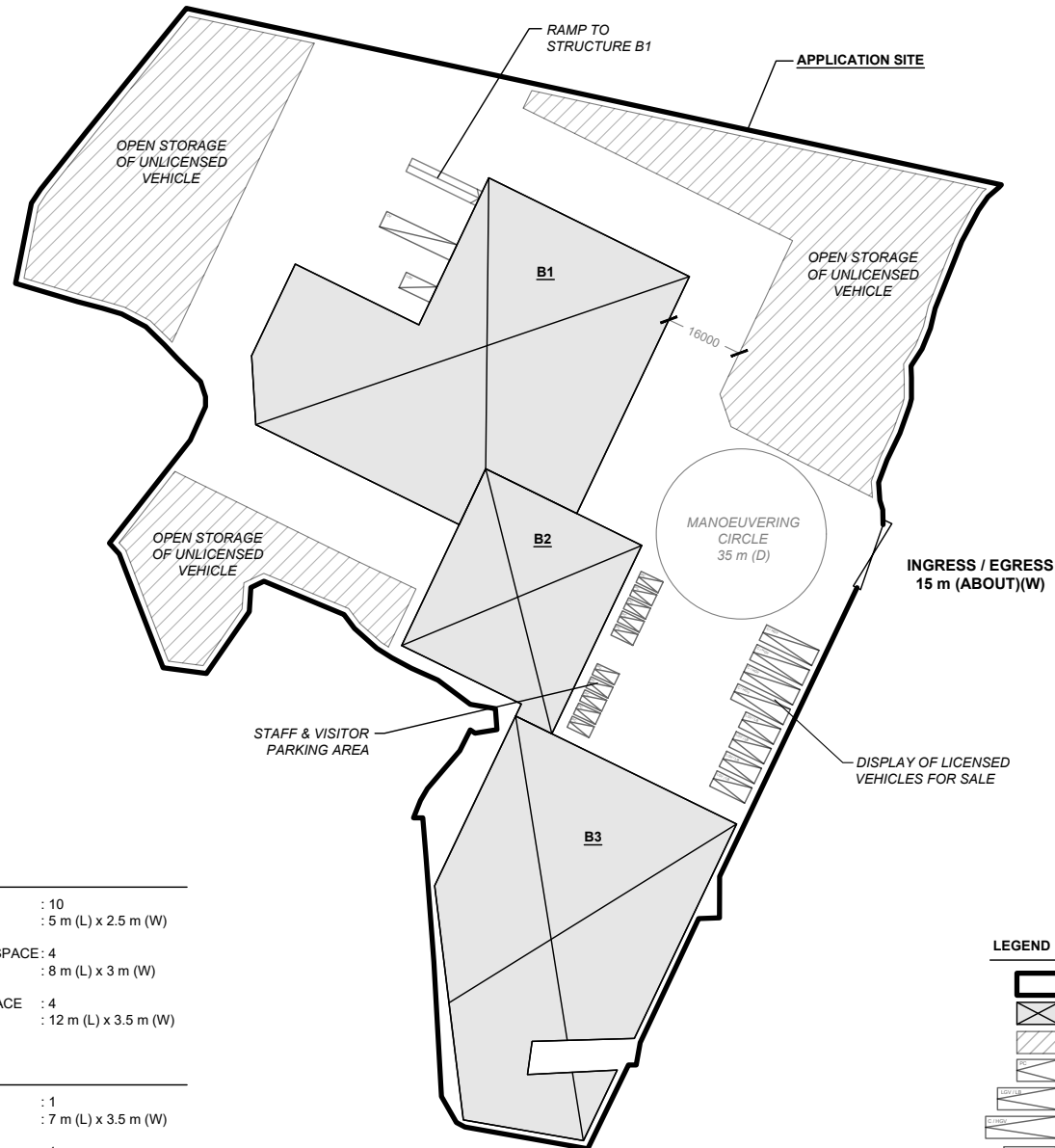
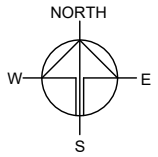
PLANNING CONSULTANT	
TAI WAH DEVELOPMENT CONSULTANTS LIMITED	
PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES, VEHICLE REPAIR WORKSHOP AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 78 AND ADJOINING GOVERNMENT LAND, LIN MA HANG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	31.7.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
TPB PG-NO. 13G	
DWG NO.	VER.
PLAN 4	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 24,446 m ²	(ABOUT)
COVERED AREA	: 8,367 m ²	(ABOUT)
UNCOVERED AREA	: 16,079 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 34 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 16,734 m ²	(ABOUT)
TOTAL GFA	: 16,734 m ²	(ABOUT)
BUILDING HEIGHT	: 15 m	(ABOUT)
NO. OF STOREY	: 2	
OPEN STORAGE AREA	: 5,924 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D. G. G.)	3,706 m ² (ABOUT)	7,412 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
B2	VEHICLE REPAIR WORKSHOP	1,461 m ² (ABOUT)	2,922 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES, OFFICE, WASHROOM AND VEHICLE REPAIR WORKSHOP	3,200 m ² (ABOUT)	6,400 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
TOTAL		8,367 m ² (ABOUT)	16,734 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE / LIGHT BUS SHARED PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 8 m (L) x 3 m (W)
NO. OF COACH / HEAVY GOODS VEHICLE SHARED PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 12 m (L) x 3.5 m (W)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (LGV / LB SHARED)
	PARKING SPACE (C / HGV SHARED)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND ADJOINING GOVERNMENT LAND, LIN MA HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

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DWG. TITLE

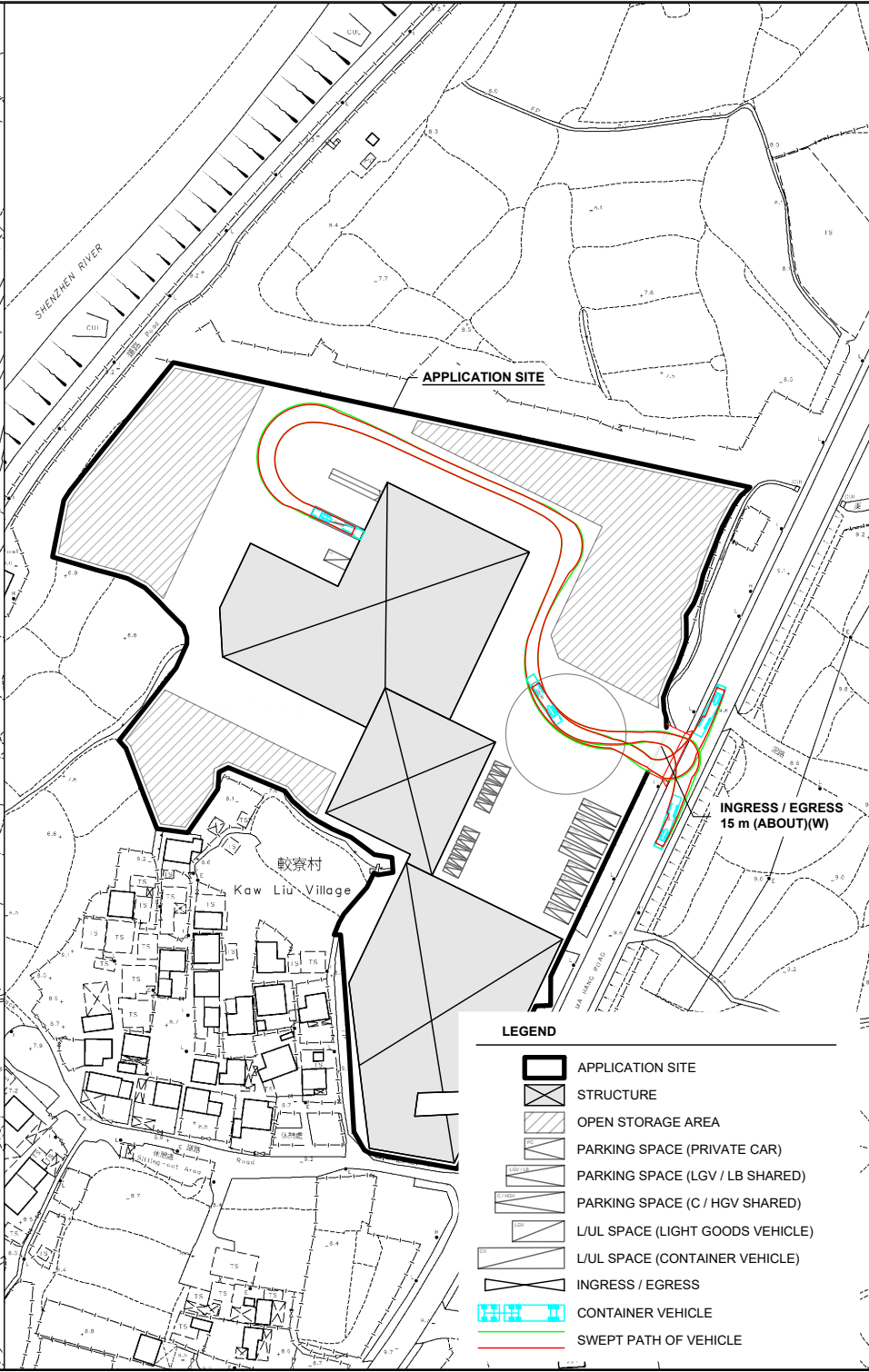
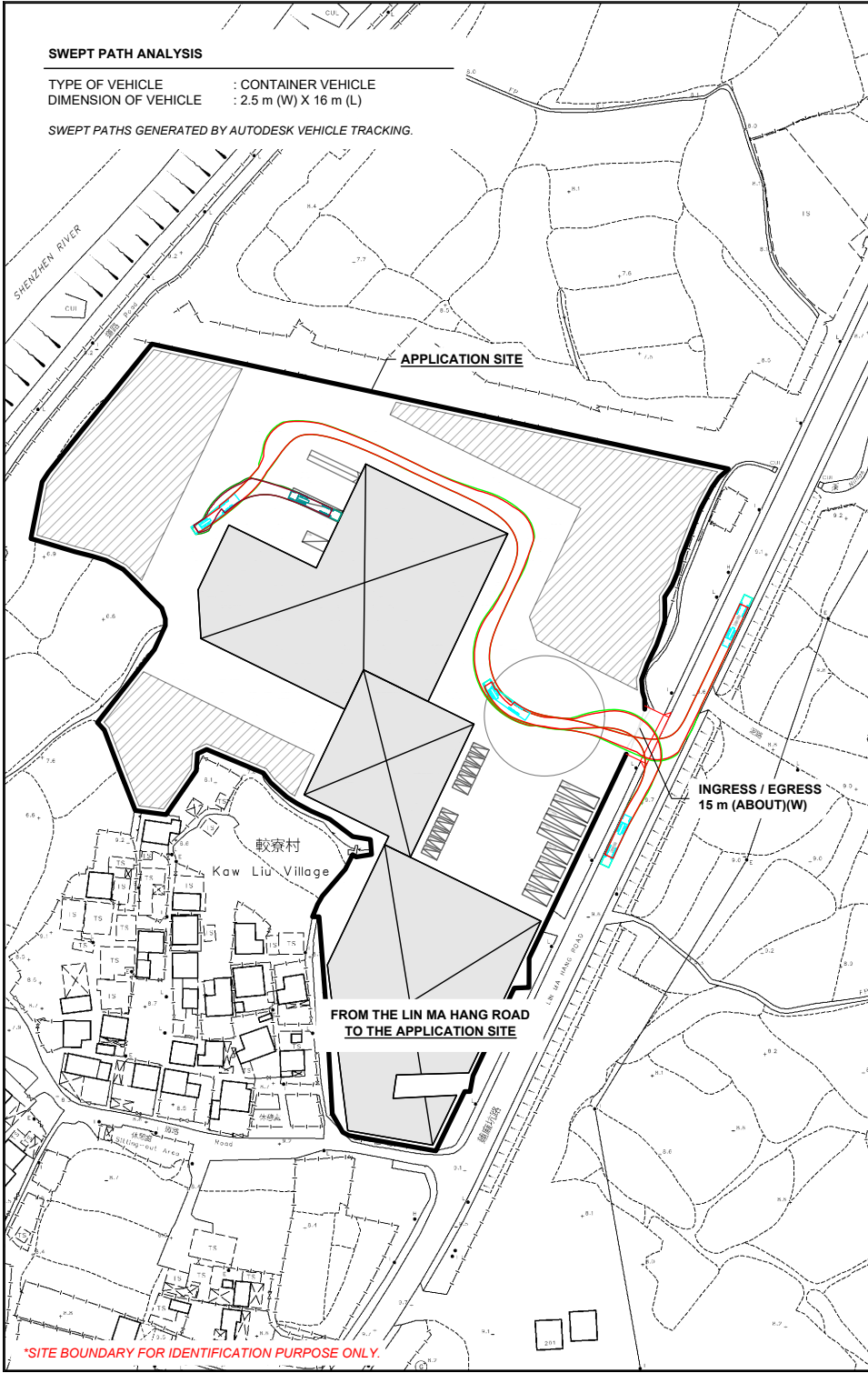
LAYOUT PLAN

DWG NO.

PLAN 5

VER.

001



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - OPEN STORAGE AREA
 - PARKING SPACE (PRIVATE CAR)
 - PARKING SPACE (LGV / LB SHARED)
 - PARKING SPACE (C / HGV SHARED)
 - L/U/L SPACE (LIGHT GOODS VEHICLE)
 - L/U/L SPACE (CONTAINER VEHICLE)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEPT PATH OF VEHICLE

NORTH

W E S

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, VEHICLE REPAIR WORKSHOP AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND ADJOINING GOVERNMENT LAND, LIN MA HANG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

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DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001