

## **LIST OF PLANS**

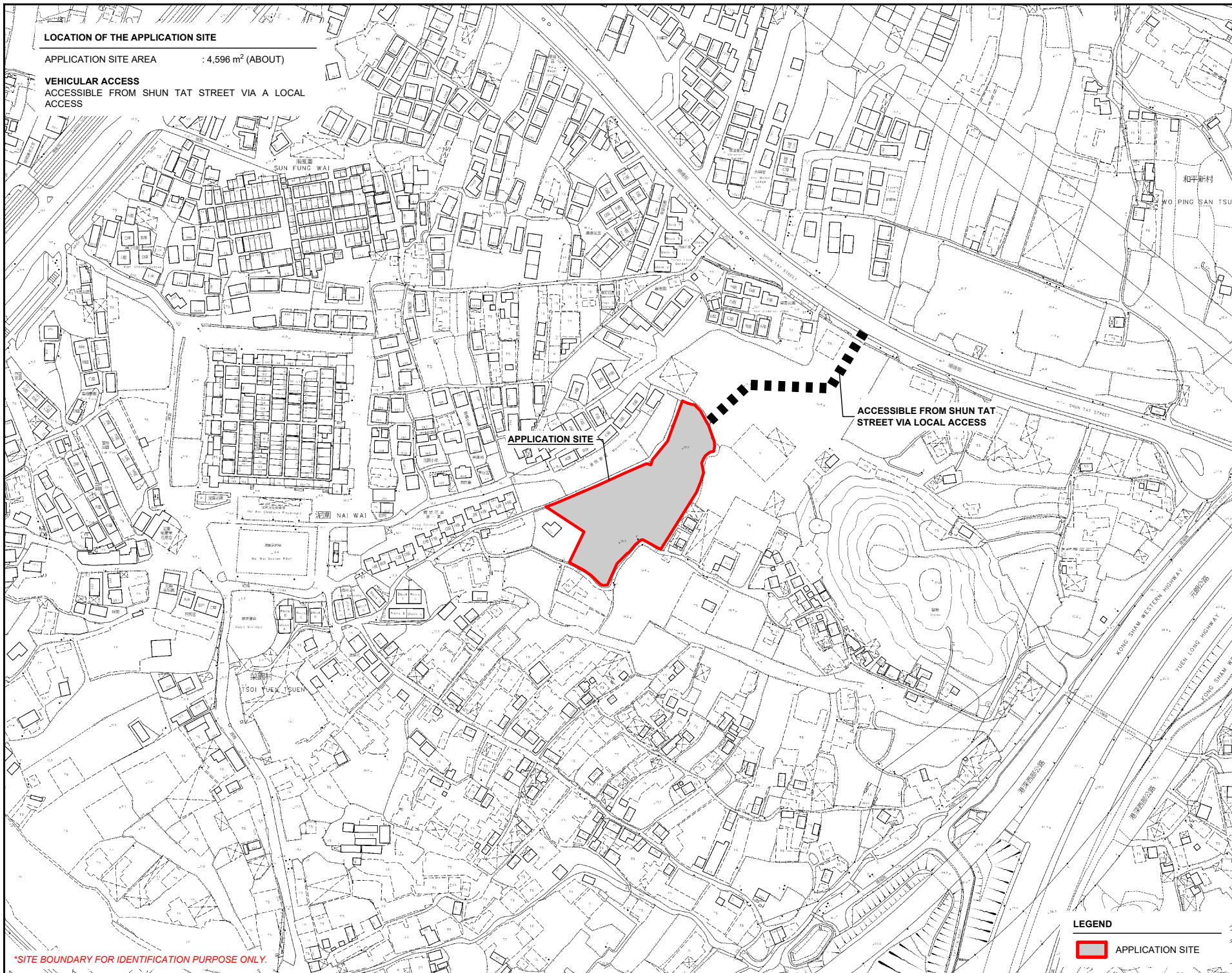
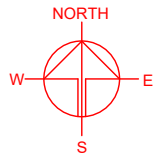
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Site
<b>Plan 3</b>	Plan showing the Land Status of the Site
<b>Plan 4</b>	Original Premises – Location
<b>Plan 5</b>	Original Premises – Zoning
<b>Plan 6</b>	Original Premises – Land Resumption
<b>Plan 7</b>	Plan showing Alternative Sites for Relocation
<b>Plan 8</b>	TPB PG No. 13G
<b>Plan 9</b>	Aerial Photo
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# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,596 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM SHUN TAT STREET VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHUN TAT STREET VIA LOCAL ACCESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

19.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

## LEGEND



APPLICATION SITE

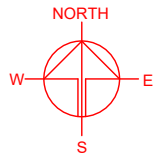
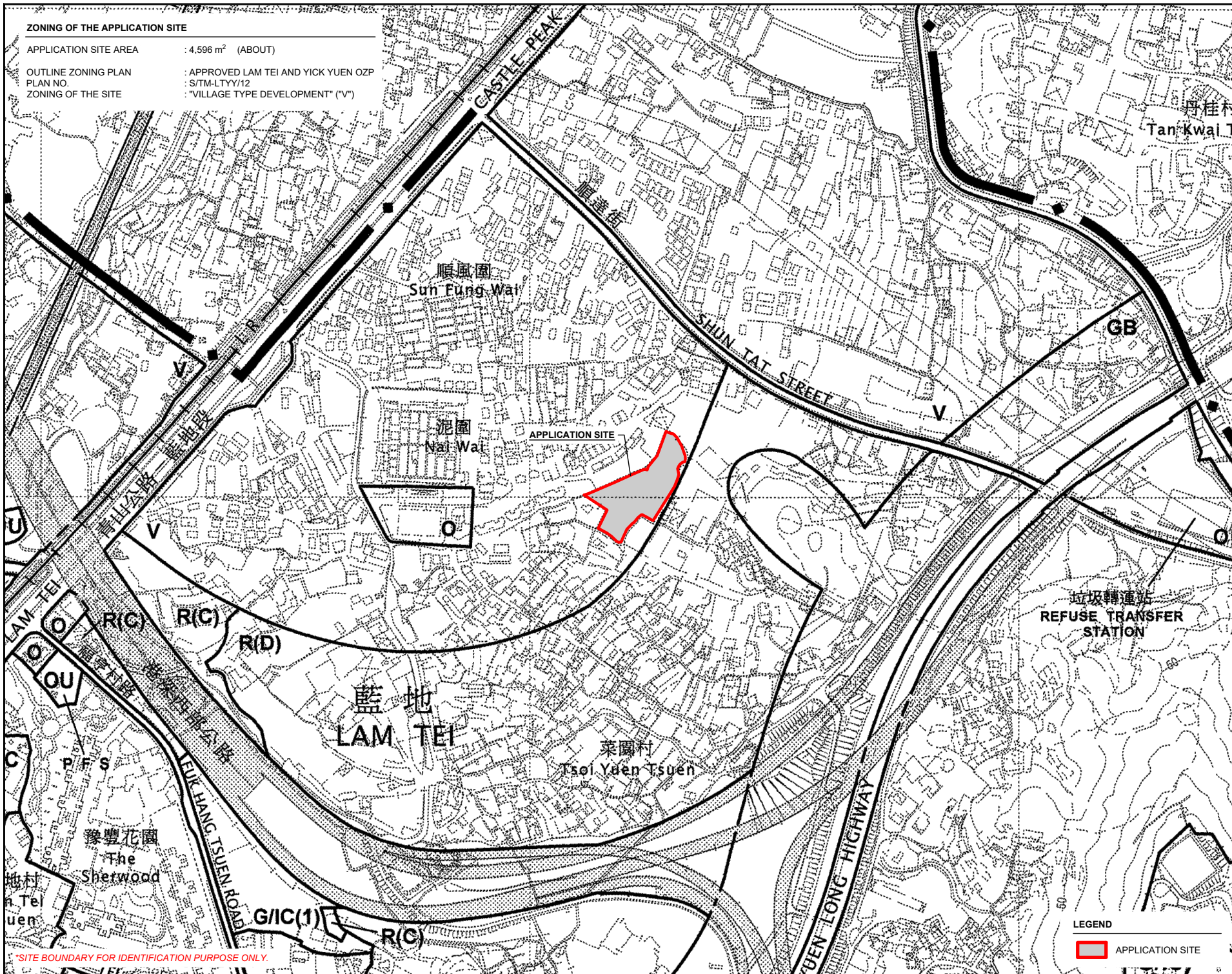
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,596 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAM TEI AND YICK YUEN OZP  
PLAN NO. : S/TM-LTTY/12  
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

19.11.2024

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

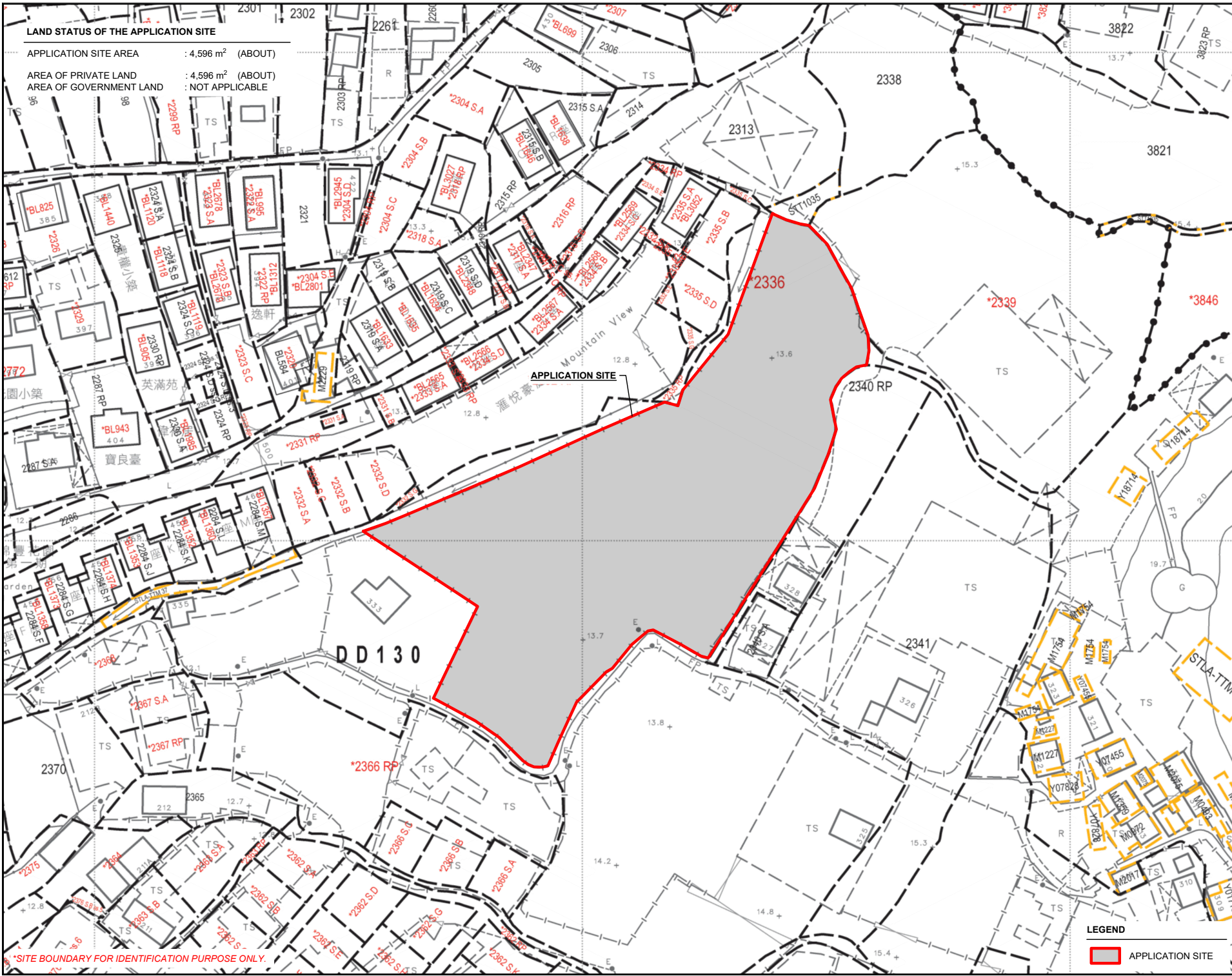
PLAN 2

VER.

001

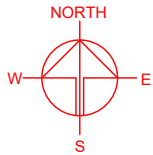
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.





LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,596 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 4,596 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

19.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

001

LEGEND

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

AREA OF TENANT A : 1,680 m<sup>2</sup> (ABOUT)  
 LOCATION : LOTS 2964, 2965 AND 2969 S.B RP IN D.D. 124\*  
 USE OF PREMISES : PARKING OF HEAVY GOODS VEHICLE

\* THE SITE HAS BEEN RESUMED BY THE GOVERNMENT.

APPLICANT'S ORIGINAL  
 PREMISES IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

TENANT A

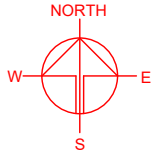
# DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

AREA OF TENANT B : 1,561 m<sup>2</sup> (ABOUT)  
 LOCATION : LOTS 1683 AND 1684 S.A IN D.D. 125\*  
 USE OF PREMISES : STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY

\* PORTION OF THE SITE HAS BEEN RESUMED BY THE GOVERNMENT.

APPLICANT'S ORIGINAL  
 PREMISES IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

TENANT B



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 HEAVY GOODS VEHICLE PARK,  
 OPEN STORAGE OF  
 CONSTRUCTION MATERIALS  
 AND MACHINERY WITH  
 ANCILLARY FACILITIES FOR A  
 PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
 WAI, TUEN MUN, NEW  
 TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

19.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION PLAN

DWG NO.

PLAN 4

VER.

001

## LEGEND

- ORIGINAL PREMISES OF TENANT A
- ORIGINAL PREMISES OF TENANT B

\* BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

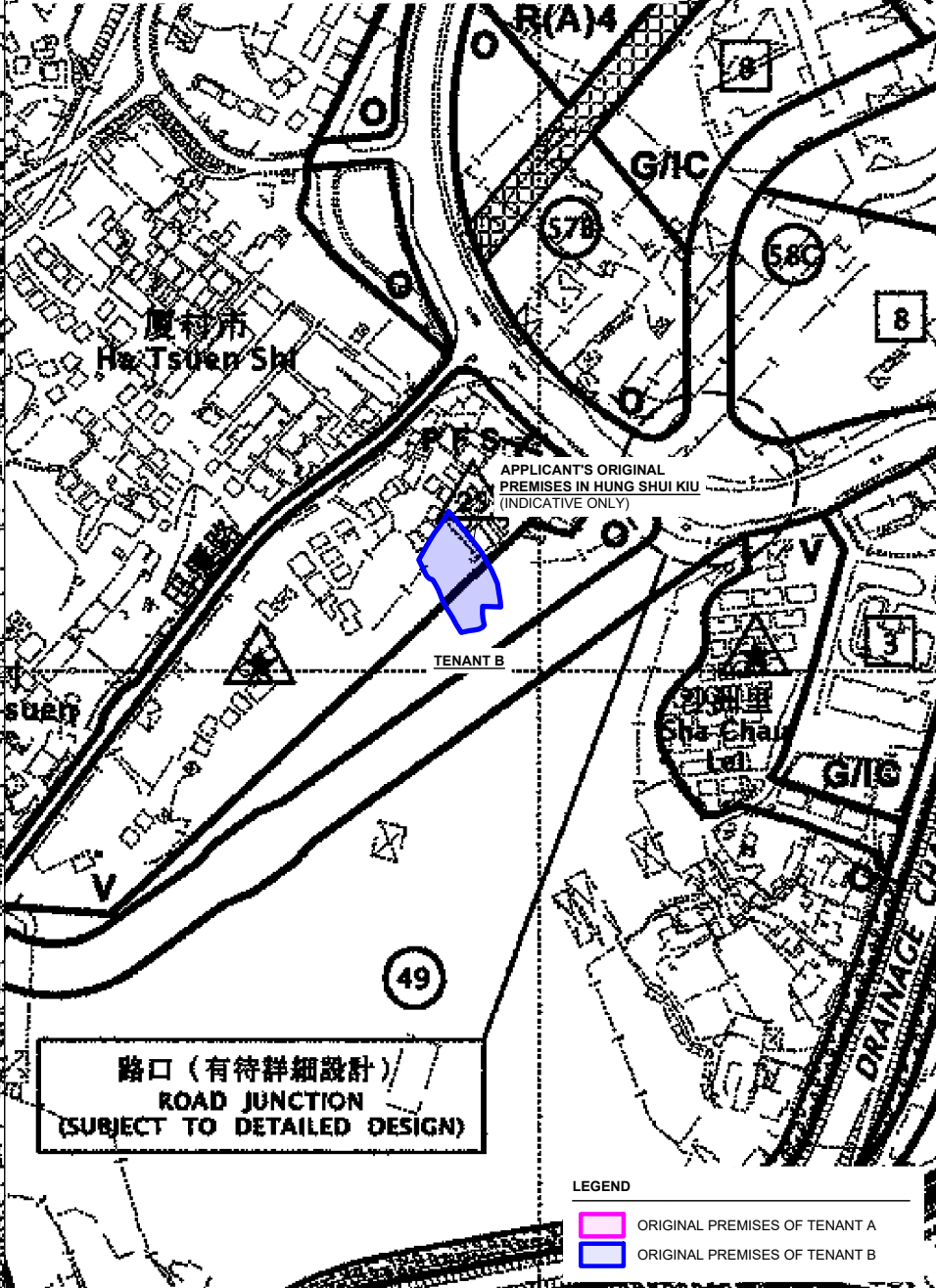
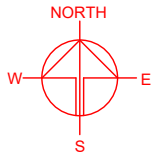
AREA OF TENANT A : 1,680 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
PLAN NO. : S/HSK/2  
ZONING OF THE PREMISES : "RESIDENTIAL (GROUP A)2" ("R(A)2")

# DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

AREA OF TENANT B : 1,561 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
PLAN NO. : S/HSK/2  
ZONING OF THE PREMISES : "VILLAGE TYPE DEVELOPMENT" ("V")  
AND "OPEN SPACE" ("O")



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

## LEGEND

- ORIGINAL PREMISES OF TENANT A
- ORIGINAL PREMISES OF TENANT B

## PLANNING CONSULTANT



## PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

## SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

## SCALE

1: 4000 @ A4

DRAWN BY MN DATE 19.11.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE  
OP - ZONING PLAN

DWG NO. PLAN 5 VER. 001





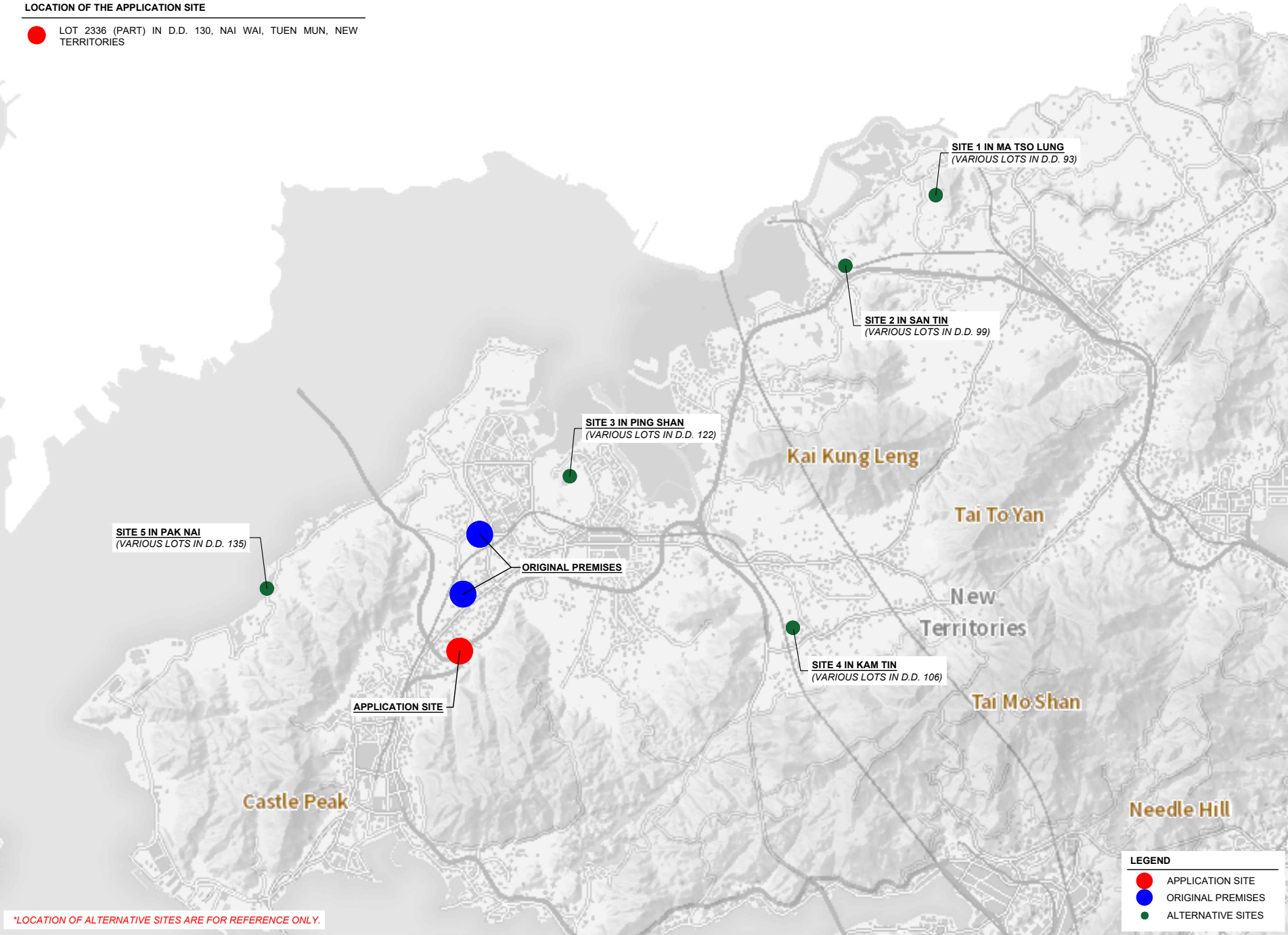
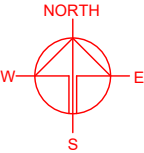


LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

TENANT A :LOTS 2964, 2965 AND 2969 S.B RP IN D.D. 124  
TENANT B :LOTS 1683 AND 1684 S.A IN D.D. 125

LOCATION OF THE APPLICATION SITE

LOT 2336 (PART) IN D.D. 130, NAI WAI, TUEN MUN, NEW TERRITORIES



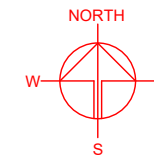
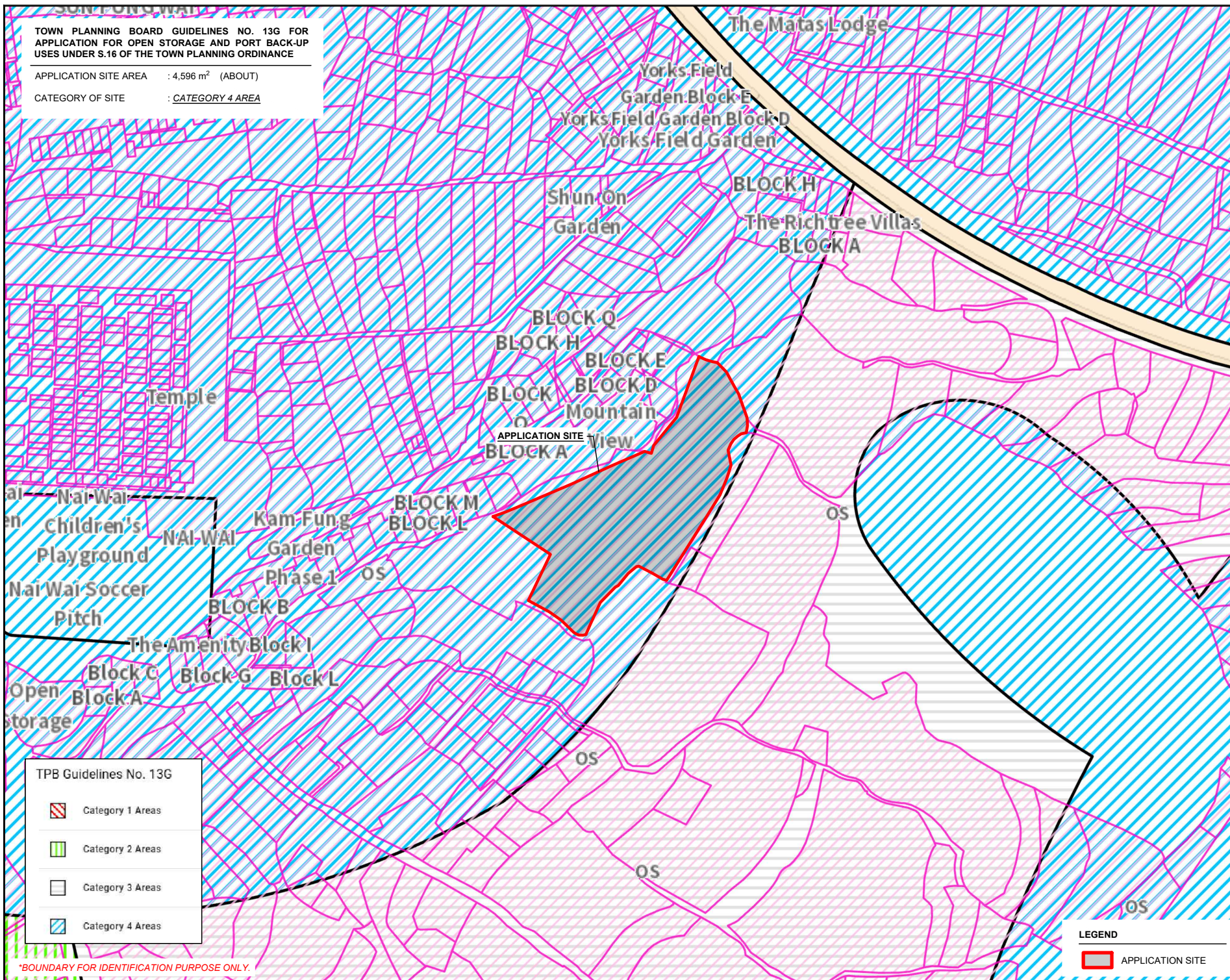
PLANNING CONSULTANT	
PROJECT	
PROPOSED HEAVY GOODS VEHICLE PARK, OPEN CONSTRUCTION AND ANCILLARY FACILITIES WITH MATERIALS STORAGE WITH MACHINERY FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 2336 (PART) IN D.D. 130, NAI WAI, TUEN MUN, NEW TERRITORIES	
SCALE	
INDICATIVE ONLY @ A4	
DRAWN BY	DATE
MN	2.12.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG NO.	VER.
PLAN 7	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 : 4,596 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 4 AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

19.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 8

VER.

001

**LEGEND**

 APPLICATION SITE

**TPB Guidelines No. 13G**

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# CONDITION OF THE APPLICATION SITE IN 1993

APPLICATION SITE AREA : 4,596 m<sup>2</sup> (ABOUT)  
 AERIAL PHOTO NO. : CN03444  
 DATE OF PHOTO : 28.5.1993  
 SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

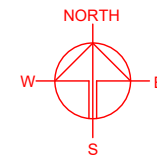
# CONDITION OF THE APPLICATION SITE IN 2023

APPLICATION SITE AREA : 4,596 m<sup>2</sup> (ABOUT)  
 AERIAL PHOTO NO. : E207261C  
 DATE OF PHOTO : 20.9.2023  
 SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

APPLICATION SITE

## LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 HEAVY GOODS VEHICLE PARK,  
 OPEN STORAGE OF  
 CONSTRUCTION MATERIALS  
 AND MACHINERY WITH  
 ANCILLARY FACILITIES FOR A  
 PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
 WAI, TUEN MUN, NEW  
 TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

19.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 9

VER.

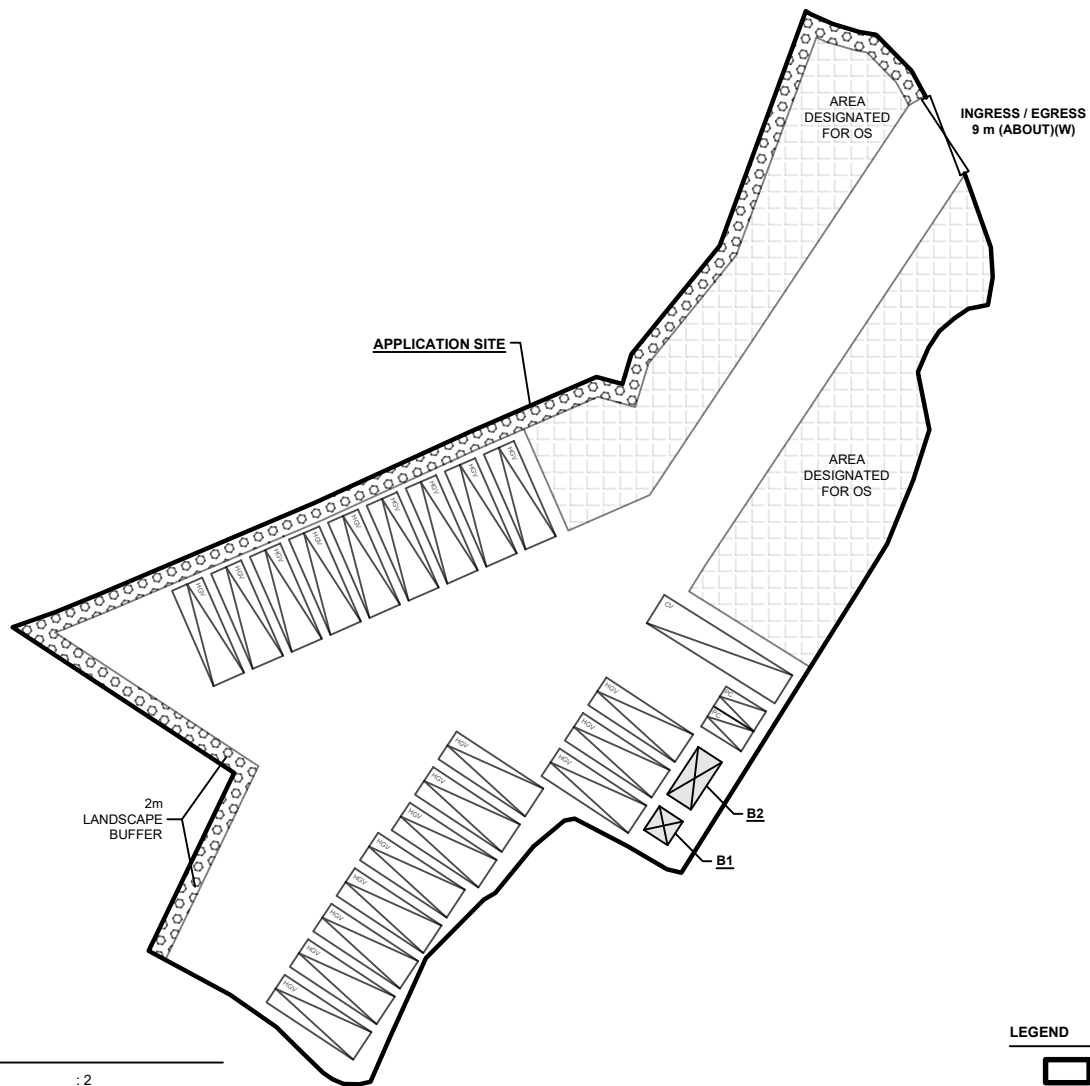
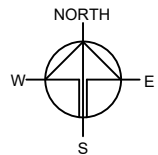
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# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,596 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 27 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,569 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.006	(ABOUT)
SITE COVERAGE	: 0.6 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 27 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 27 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		27 m <sup>2</sup> (ABOUT)	27 m <sup>2</sup> (ABOUT)	



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF HEAVY GOODS VEHICLE PARKING SPACE	: 20
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

## LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR CONTAINERS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	AREA DESIGNATED FOR OPEN STORAGE
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (HEAVY GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

20.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

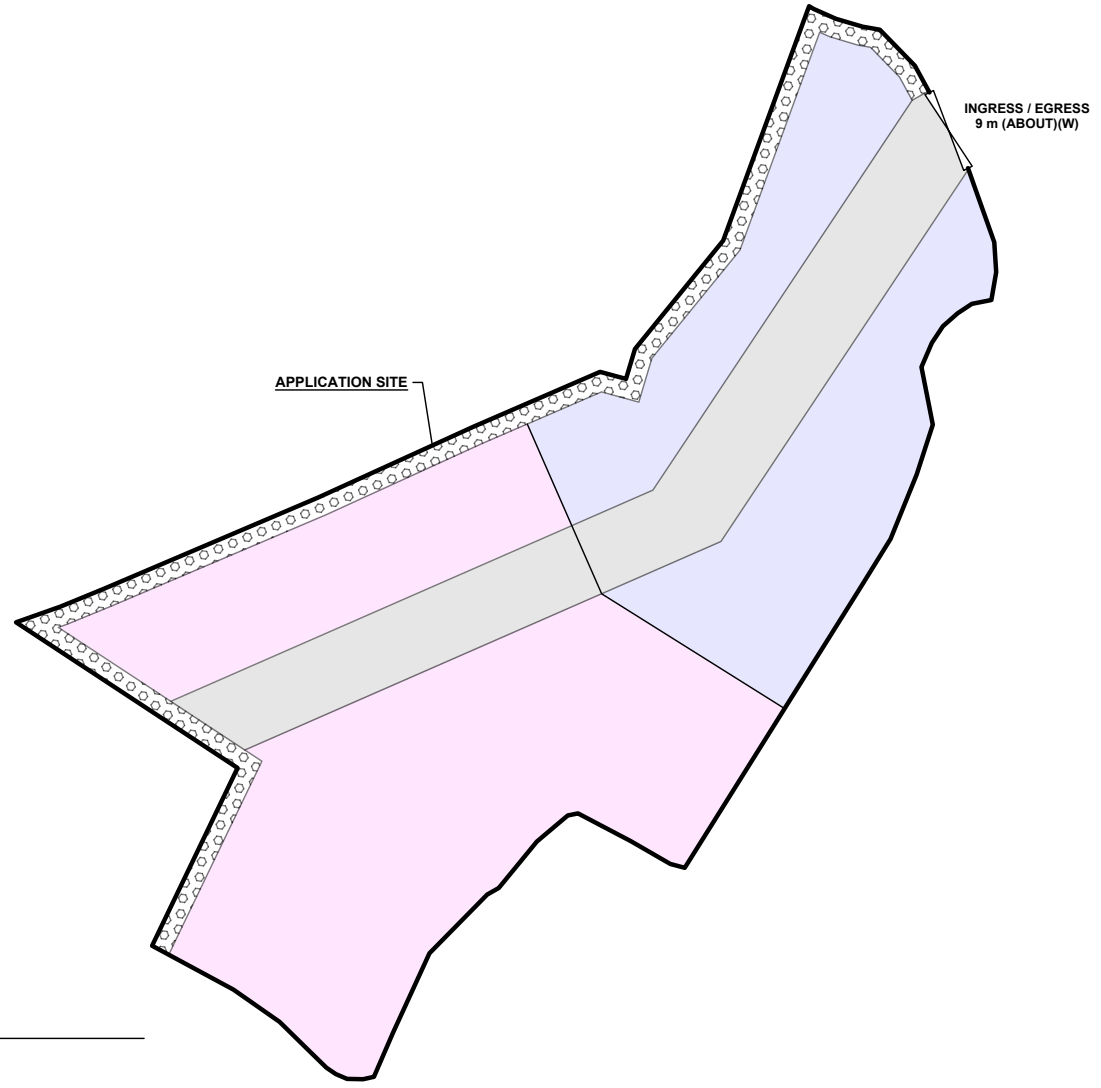
PLAN 10

VER.

001

DEVELOPMENT PARAMETERS

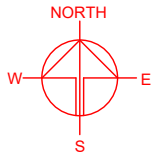
APPLICATION SITE AREA	: 4,596 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 27 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,569 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.006	(ABOUT)
SITE COVERAGE	: 0.6 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 27 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 27 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	



DETAILS OF TENANTS

APPLICATION SITE AREA	: 4,596 m <sup>2</sup>	(ABOUT)
AREA OF TENANT A PROPOSED USE	: 2,139 m <sup>2</sup>	(ABOUT)
	: PARKING OF HEAVY GOODS VEHICLE	
AREA OF TENANT B PROPOSED USE	: 1,224 m <sup>2</sup>	(ABOUT)
	: OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	
RESERVED AS ROAD AND LANDSCAPING AREA	: 1,233 m <sup>2</sup>	(ABOUT)

LEGEND	
	APPLICATION SITE
	AREA DESIGNATED FOR TENANT A
	AREA DESIGNATED FOR TENANT B
	INGRESS / EGRESS OF THE APPLICATION SITE



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE  
1 : 800 @ A4

DRAWN BY MN	DATE 19.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
DETAILS OF TENANTS

DWG NO. PLAN 11	VER. 001
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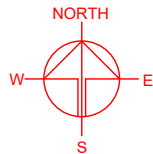
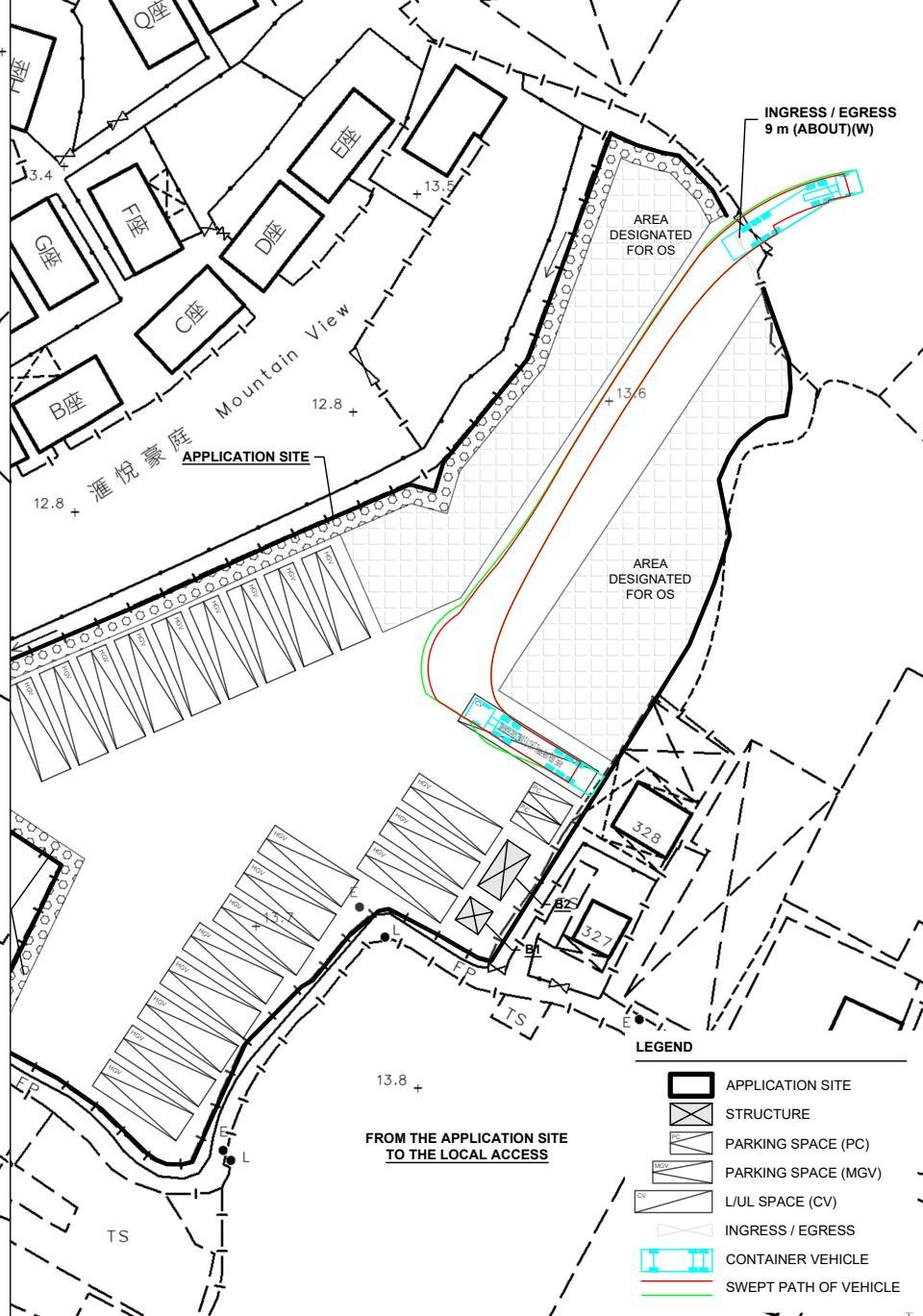
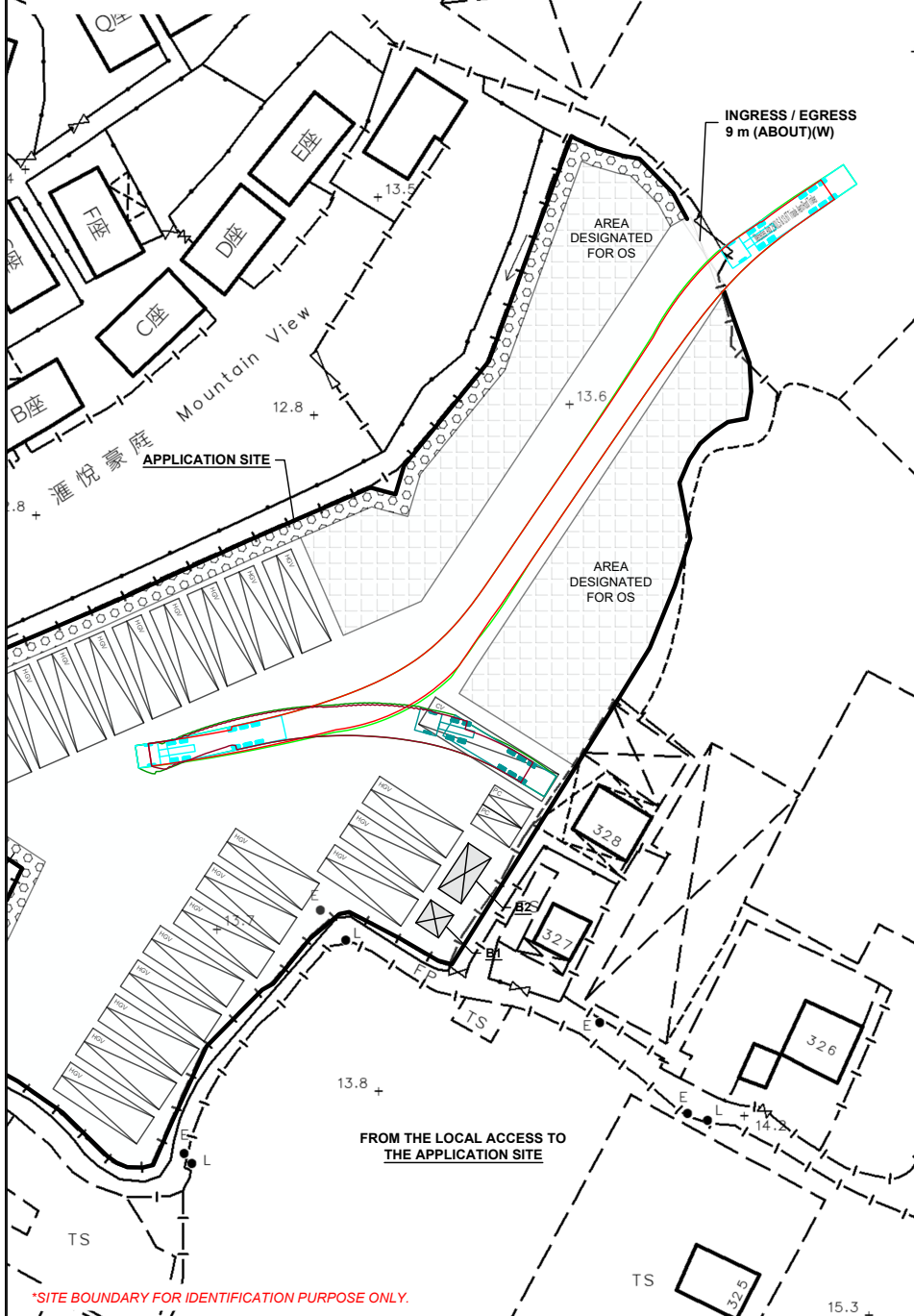
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# 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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

19.11.2024

CHECKED BY

DATE

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DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 12

VER.

001

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (MGV)
- L/U SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

# SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS  
9 m (ABOUT)(W)

AREA  
DESIGNATED  
FOR OS

AREA  
DESIGNATED  
FOR OS

APPLICATION SITE

2m  
LANDSCAPE  
BUFFER

FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

INGRESS / EGRESS  
9 m (ABOUT)(W)

AREA  
DESIGNATED  
FOR OS

AREA  
DESIGNATED  
FOR OS

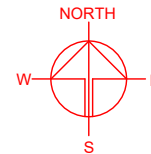
APPLICATION SITE

2m  
LANDSCAPE  
BUFFER

FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- HEAVY GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
HEAVY GOODS VEHICLE PARK,  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
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ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 2336 (PART) IN D.D. 130, NAI  
WAI, TUEN MUN, NEW  
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

19.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (HGV)

DWG NO.

PLAN 13

VER.

001