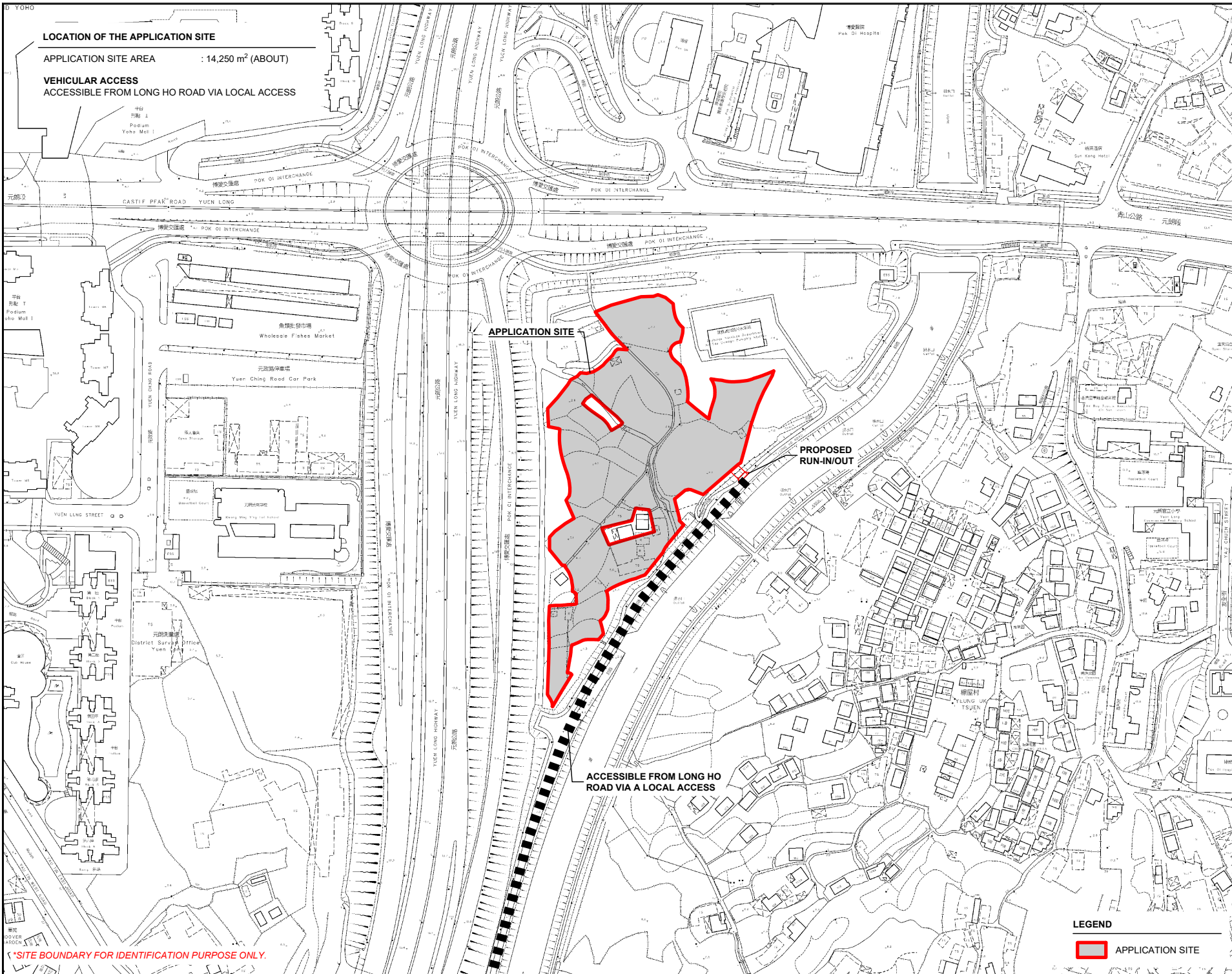


## **LIST OF PLANS**

<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 – Public Housing Development near Tin Tsz Road
<b>Plan 7</b>	Plan showing alternative sites for relocation
<b>Plan 8</b>	Plan showing TPB PG-No. 13G
<b>Plan 9</b>	Aerial photo of the Site
<b>Plan 10</b>	Layout plan
<b>Plan 11</b>	Plan showing the filling of land at the Site
<b>Plan 12</b>	Swept path analysis (Private Cars)
<b>Plan 13</b>	Swept path analysis (Light Goods Vehicles)



**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 14,250 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM LONG HO ROAD VIA LOCAL ACCESS

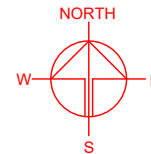
APPLICATION SITE

PROPOSED  
RUN-IN/OUT

ACCESSIBLE FROM LONG HO  
ROAD VIA A LOCAL ACCESS

**LEGEND**

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
D.D. 116 AND ADJOINING  
GOVERNMENT LAND, AU TAU,  
YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

2.7.2025

REVISED BY

DATE

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DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

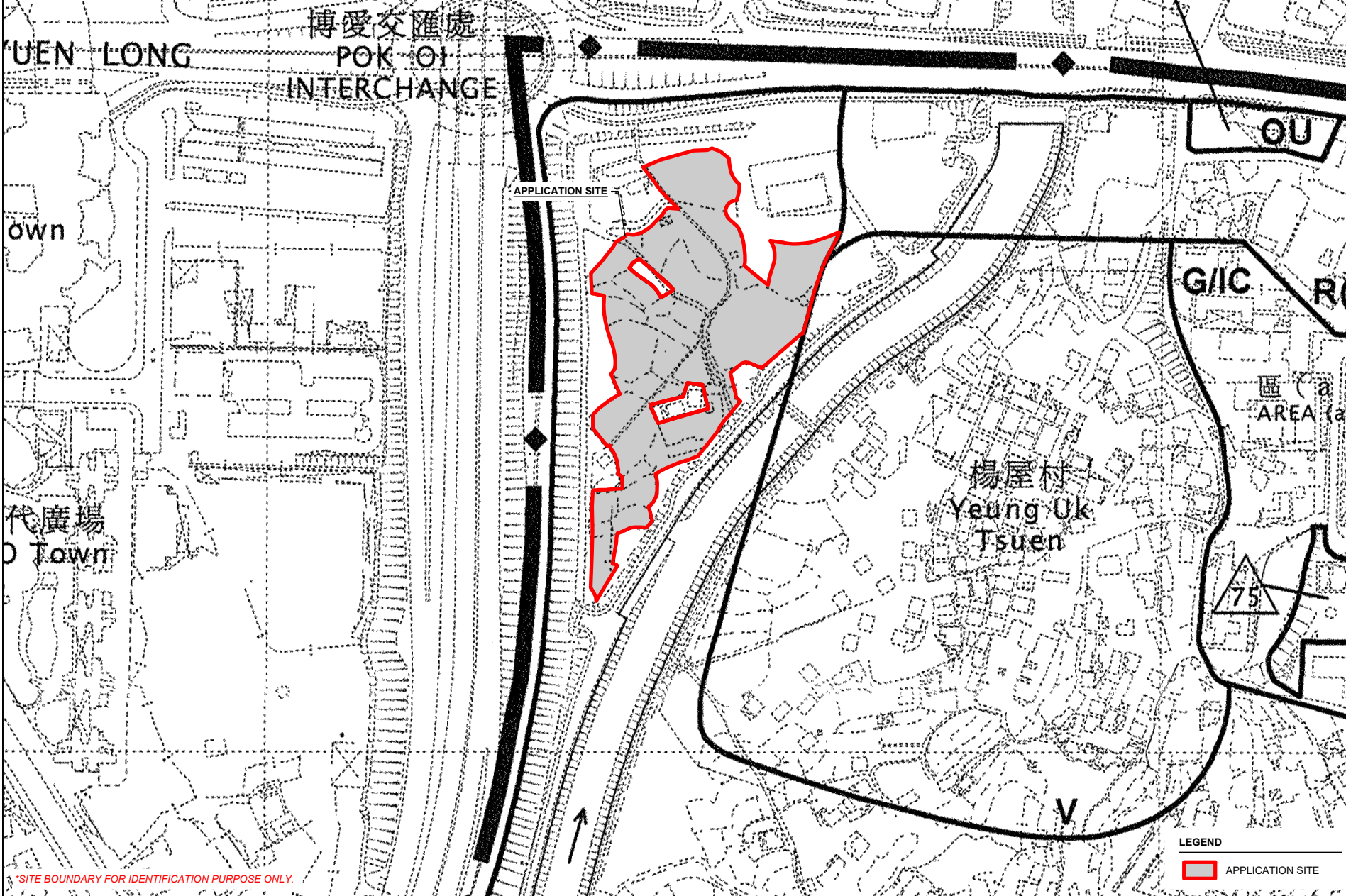
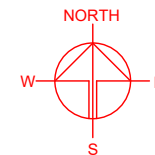
001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,250 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
 PLAN NO. : S/YL-TT/20  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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 R-RICHES IPLANNING LIMITED

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

SITE LOCATION  
 VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 3000 @ A4

DRAWN BY MN	DATE 2.7.2025
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APPROVED BY	DATE

DWG. TITLE  
 ZONING OF THE SITE

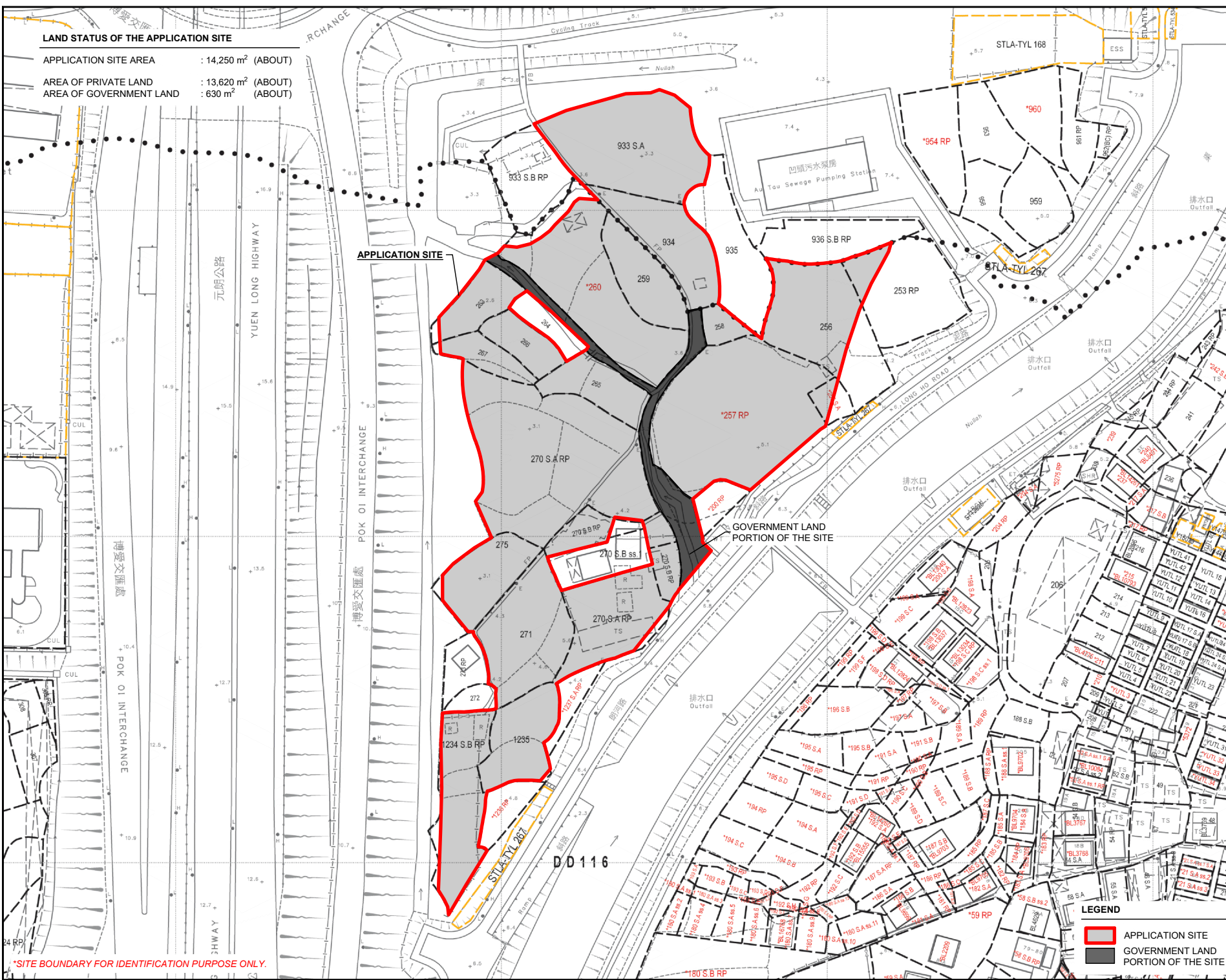
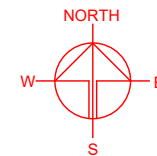
DWG NO. PLAN 2	VER. 001
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LEGEND  
 APPLICATION SITE



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,250 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 13,620 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 630 m<sup>2</sup> (ABOUT)



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

2.7.2025

REVISED BY

DATE

APPROVED BY

DATE

## LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

DWG. TITLE  
LAND STATUS OF THE SITE

DWG NO.  
PLAN 3

VER.  
001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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 m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 45,508 m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : 362 m<sup>2</sup> (ABOUT)

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

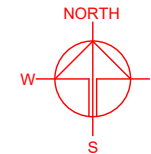
S.16 PLANNING APPLICATION DETAILS

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

LEGEND

ORIGINAL PREMISES  
GOVERNMENT LAND  
PORTION OF THE SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

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MN 2.7.2025

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DATE

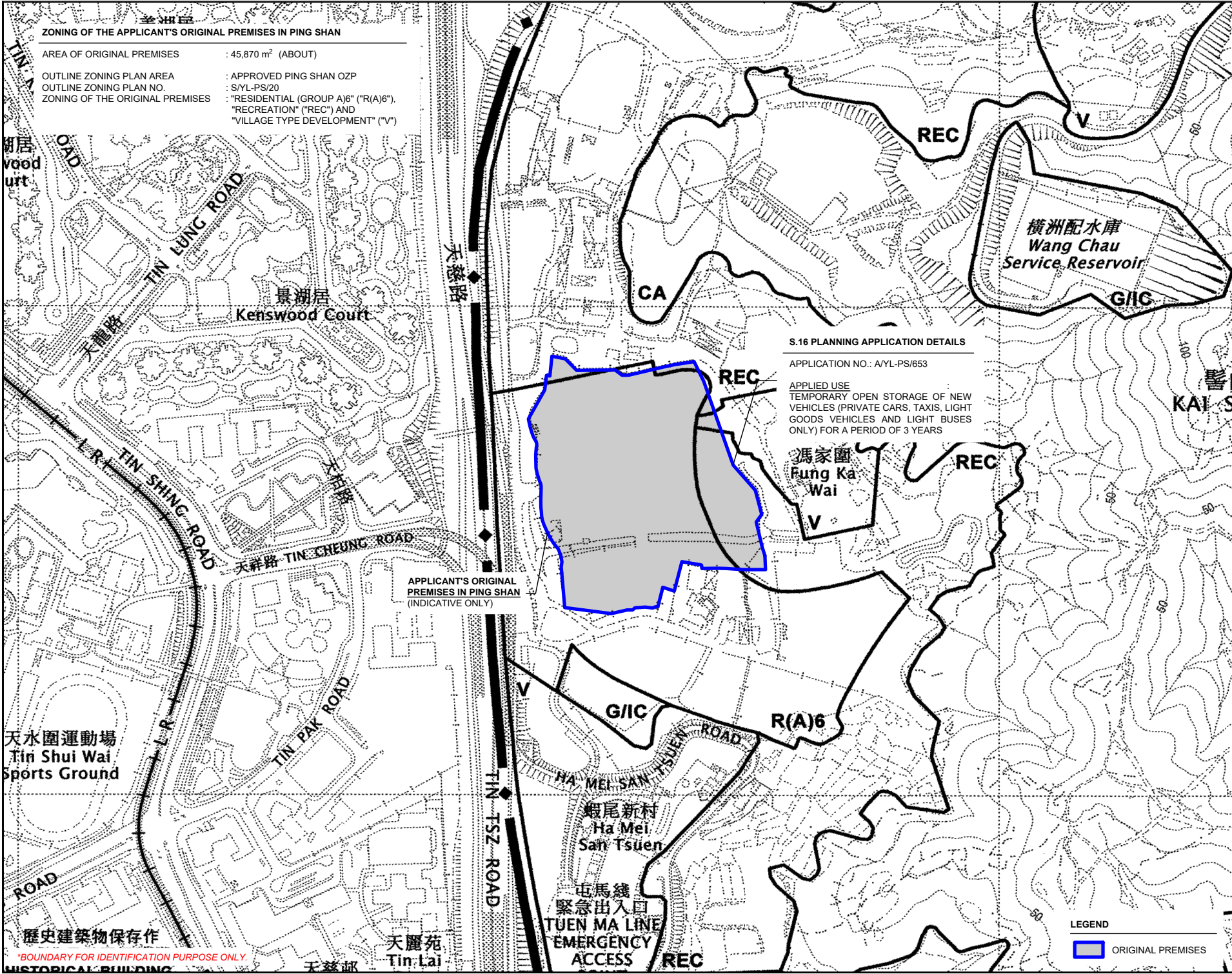
APPROVED BY  
DATE

DWG. TITLE  
OP (LOCATION PLAN)

DWG NO.  
PLAN 4

VER.  
001

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN PING SHAN

AREA OF ORIGINAL PREMISES : 45,870 m<sup>2</sup> (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")

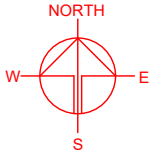
S.16 PLANNING APPLICATION DETAILS

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 AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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MN

DATE

2.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING PLAN)

DWG NO.

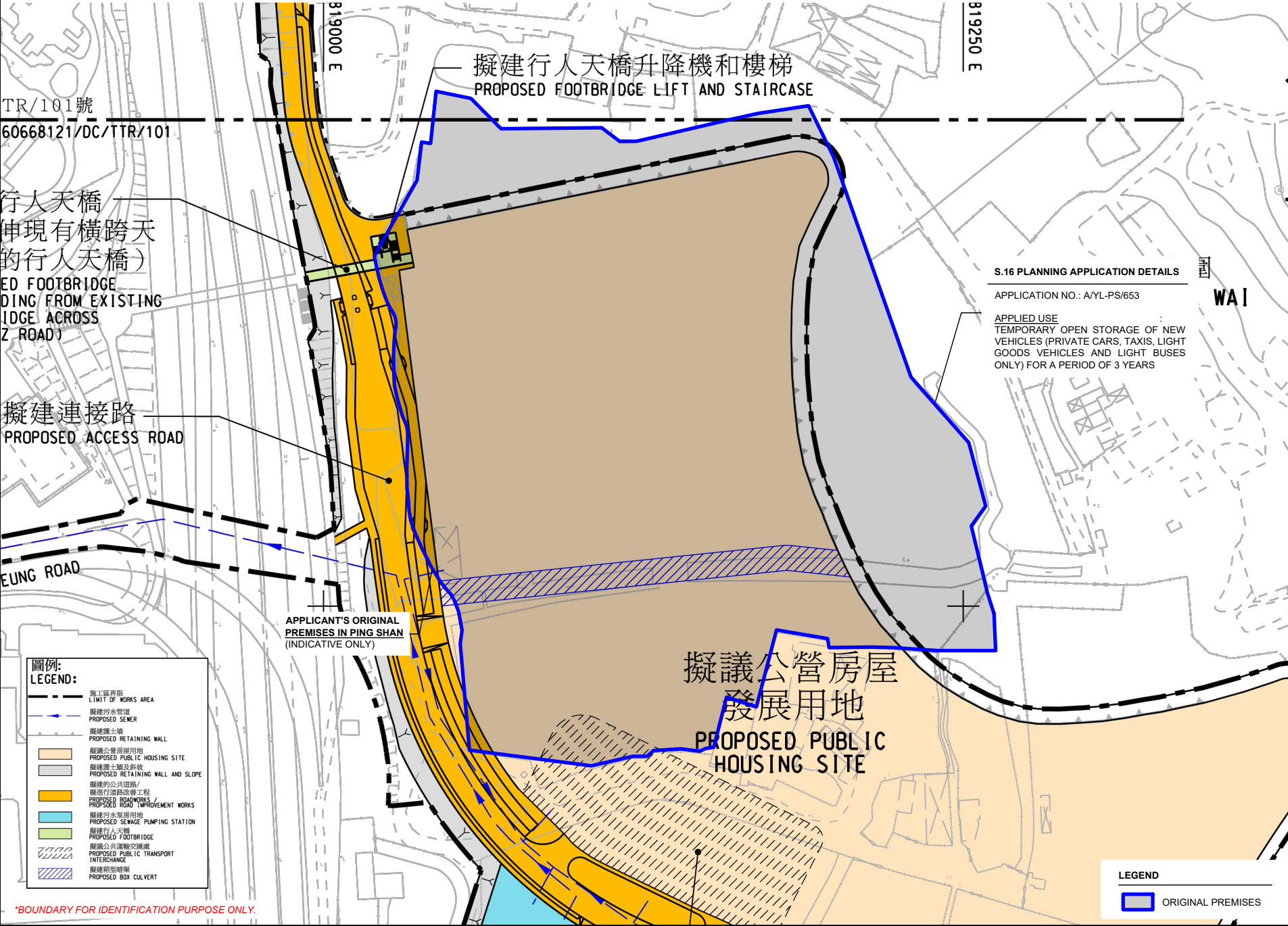
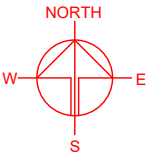
PLAN 5

VER.

001

歷史建築物保存作  
\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.  
HISTORICAL BUILDING





PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN	DATE 2.7.2025
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APPROVED BY	DATE

DWG. TITLE  
PUBLIC HOUSING DEVELOPMENT

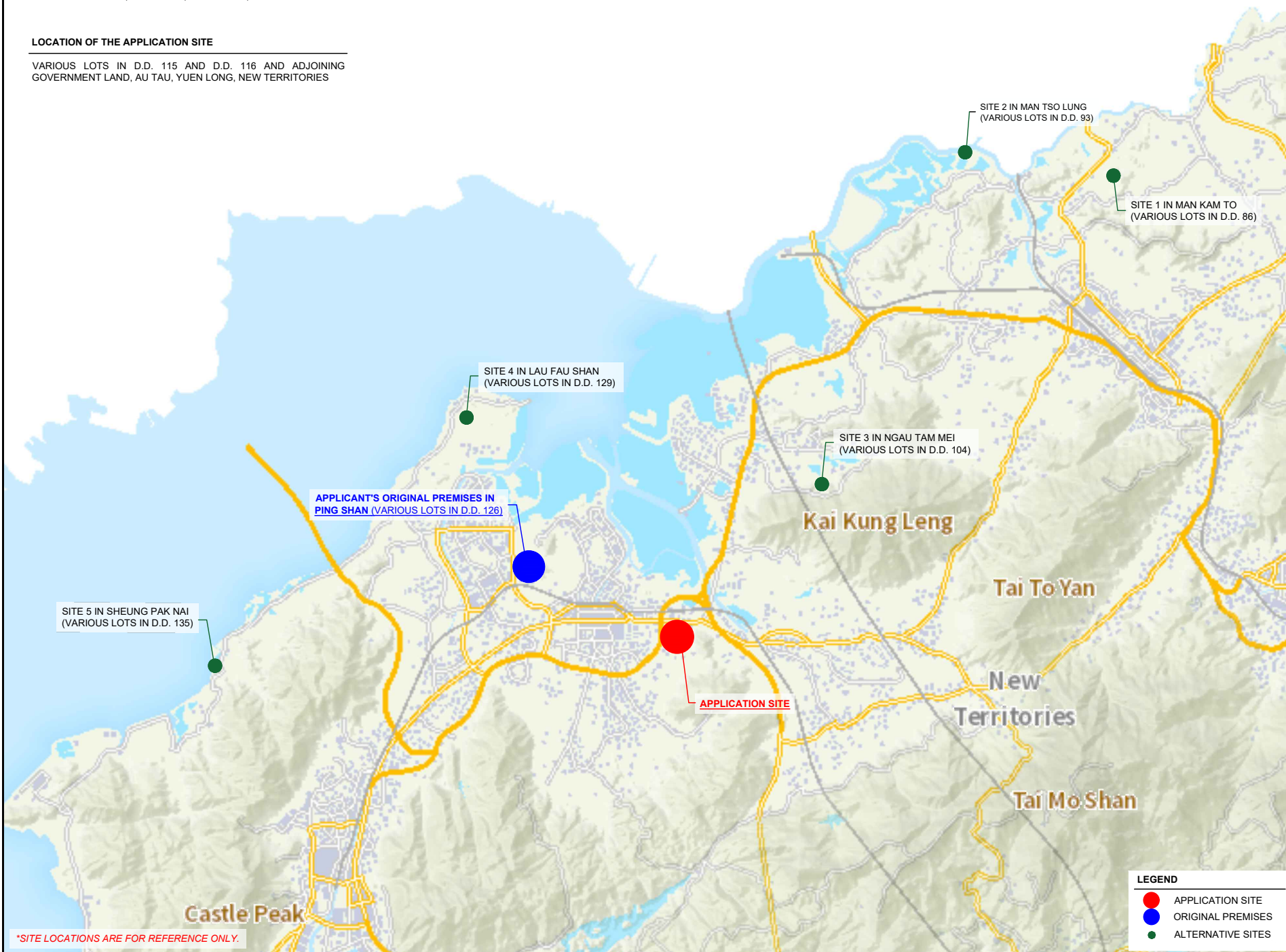
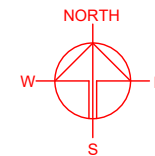
DWG NO. PLAN 6	VER. 001
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**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES**

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. 115 AND D.D. 116 AND ADJOINING  
GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES



\*SITE LOCATIONS ARE FOR REFERENCE ONLY.

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PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
116 AND ADJOINING  
GOVERNMENT LAND, AU TAU,  
YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN	DATE 2.7.2025
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CHECKED BY	DATE
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APPROVED BY	DATE
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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 : 14,250 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA

APPLICATION SITE

Au Tau Sewage  
Pumping  
Station

YUEN LONG HIGHWAY



CATEGORY 1 AREA



CATEGORY 2 AREA



CATEGORY 3 AREA



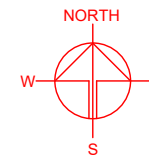
CATEGORY 4 AREA

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
116 AND ADJOINING  
GOVERNMENT LAND, AU TAU,  
YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

2.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 8

VER.

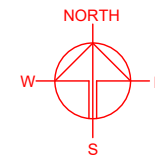
001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,250 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD SPP3 AND  
SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
116 AND ADJOINING  
GOVERNMENT LAND, AU TAU,  
YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

2.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

AERIAL PHOTO

DWG NO.

PLAN 9

VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 14,250 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 18 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 14,232 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.001	(ABOUT)
SITE COVERAGE	: 0.1 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 18 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 11,401 m <sup>2</sup>	(ABOUT)

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



PARKING PROVISIONS

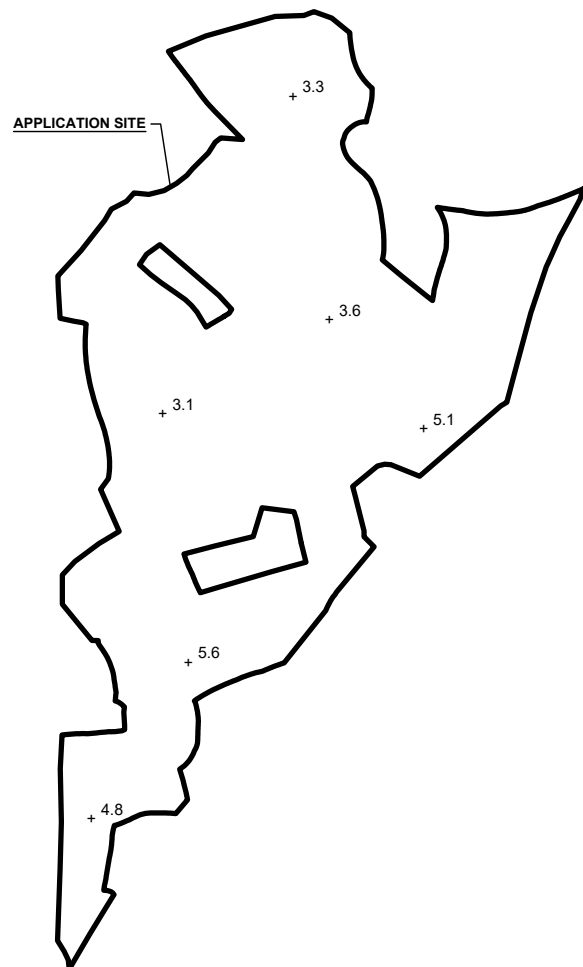
NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND

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

# EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,250 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +3.1 mPD - +5.6 mPD (ABOUT)



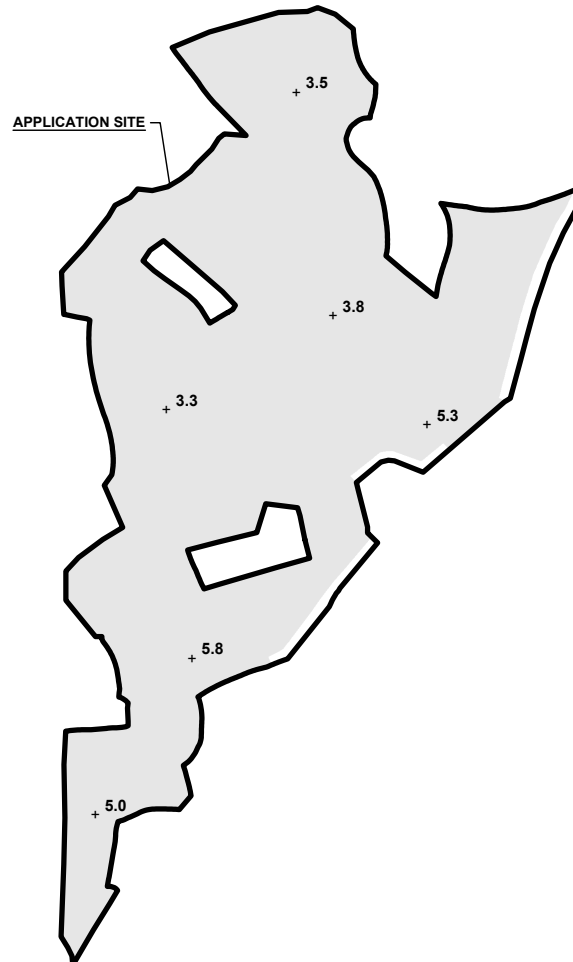
## LEGEND

APPLICATION SITE  
 EXISTING SITE LEVEL  
 +10.2

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

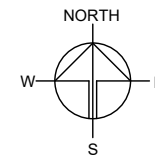
# PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 14,250 m<sup>2</sup> (ABOUT)  
 PROPOSED AREA OF FILLING : 13,885 m<sup>2</sup> (ABOUT)  
 MATERIAL OF FILLING : CONCRETE  
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m  
 PROPOSED SITE LEVELS : +3.3 mPD - +5.8 mPD (ABOUT)  
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,  
 STORAGE OF VEHICLE, PARKING  
 SPACES AND CIRCULATION AREA



## LEGEND

APPLICATION SITE  
 FILLING OF LAND AREA  
 PROPOSED SITE LEVEL  
 +10.2



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
 116 AND ADJOINING  
 GOVERNMENT LAND, AU TAU,  
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 2.7.2025

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APPROVED BY DATE

DWG. TITLE

FILLING OF LAND

DWG NO.  
 PLAN 11

VER.  
 001



# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

AREA  
 DESIGNATED  
 FOR OS OF  
 VEHICLE

CIRCULATION  
 SPACE

B1

INGRESS / EGRESS  
 6 m (ABOUT)(W)

APPLICATION SITE

WT

FROM THE LONG HO ROAD TO  
 THE APPLICATION SITE

+ 6.3  
 FB

+ 6.8

CIRCULATION  
 SPACE

B1

INGRESS / EGRESS  
 6 m (ABOUT)(W)

APPLICATION SITE

WT

FROM THE APPLICATION SITE  
 TO LONG HO ROAD

+ 6.3  
 FB

+ 6.8

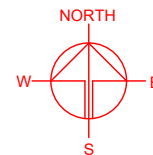
## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

A  
 DESIGN  
 FOR  
 VE

DIMENSION OF RUN-IN/OUT

SCALE: 1:300



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
 116 AND ADJOINING  
 GOVERNMENT LAND, AU TAU,  
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

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DATE

2.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (PC)

DWG NO.

PLAN 12

VER.

001

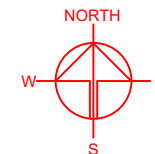
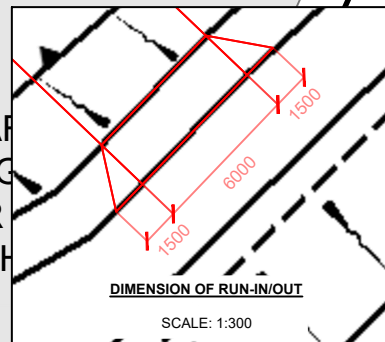
# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.0 m (W) X 6.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

AREA  
 DESIGNATED  
 FOR OS OF  
 VEHICLE

AREA  
 DESIGNATED  
 FOR OS OF  
 VEHICLE



CIRCULATION  
 SPACE

CIRCULATION  
 SPACE

**B1**

**B1**

INGRESS / EGRESS  
 6 m (ABOUT)(W)

INGRESS / EGRESS  
 6 m (ABOUT)(W)

APPLICATION SITE

APPLICATION SITE

FROM THE LONG HO ROAD TO  
 THE APPLICATION SITE

FROM THE APPLICATION SITE  
 TO LONG HO ROAD

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND  
 116 AND ADJOINING  
 GOVERNMENT LAND, AU TAU,  
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

2.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

DWG NO.

PLAN 13

VER.

001