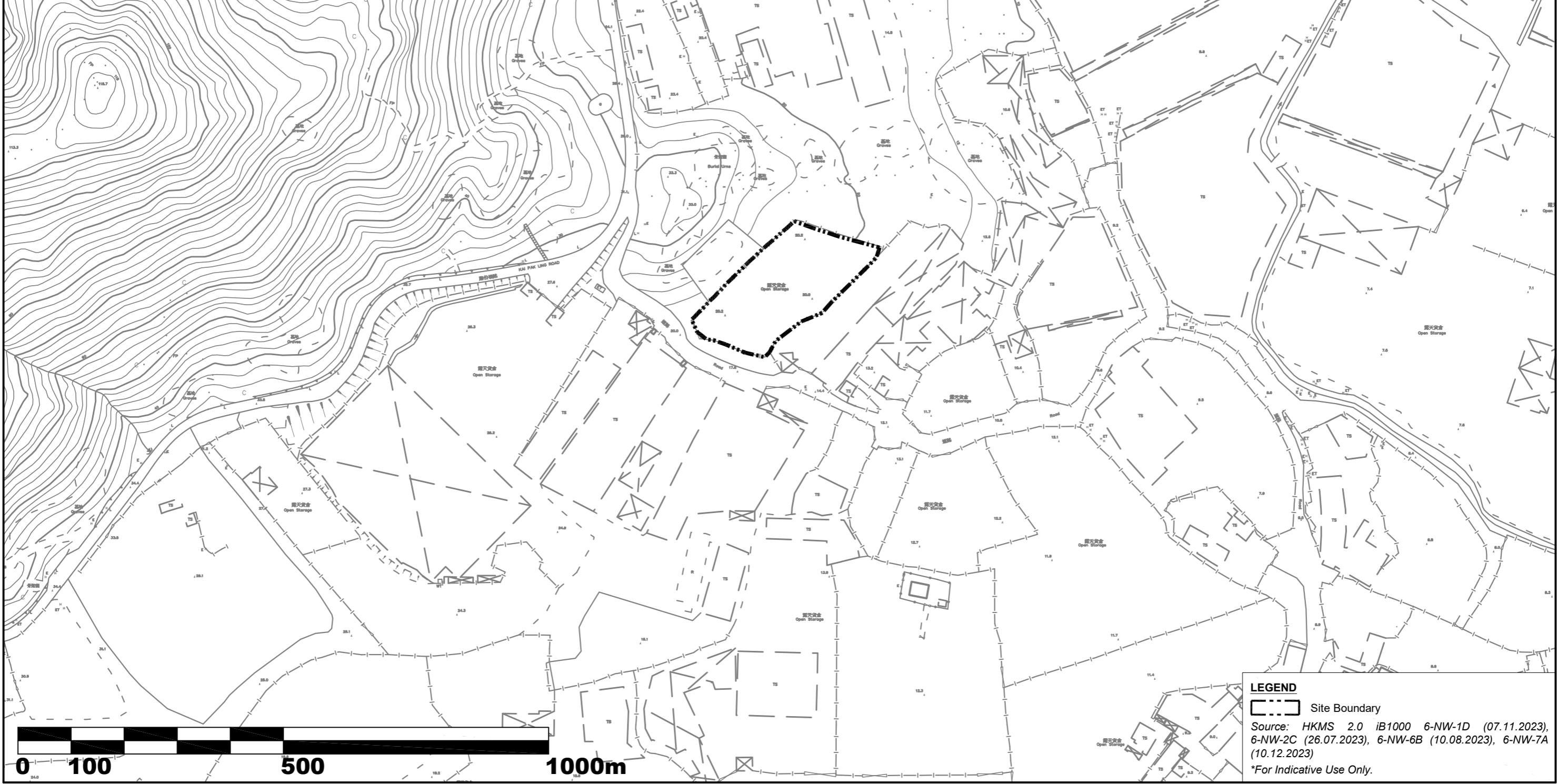
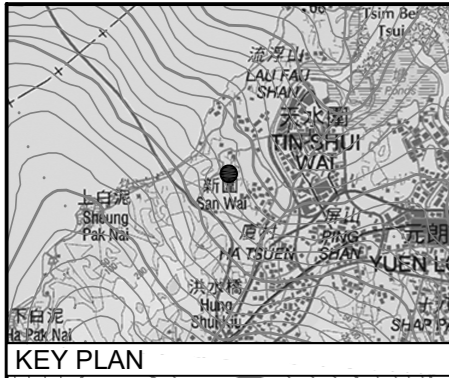


Figures

Intentionally Blank



LEGEND
 [Thick dashed line symbol] Site Boundary
 Source: HKMS 2.0 iB1000 6-NW-1D (07.11.2023), 6-NW-2C (26.07.2023), 6-NW-6B (10.08.2023), 6-NW-7A (10.12.2023)
 *For Indicative Use Only.

File Name :
 Source :

PRUDENTIAL 湖建
 SURVEYING · LAND ADVISORY · VALUATION 行

ADDRESS: [Redacted]
 TEL: [Redacted]
 FAX: [Redacted]

JOB TITLE:
 Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong


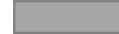
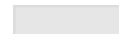


Drawing Title
 Location Plan

Rev	Description	Date

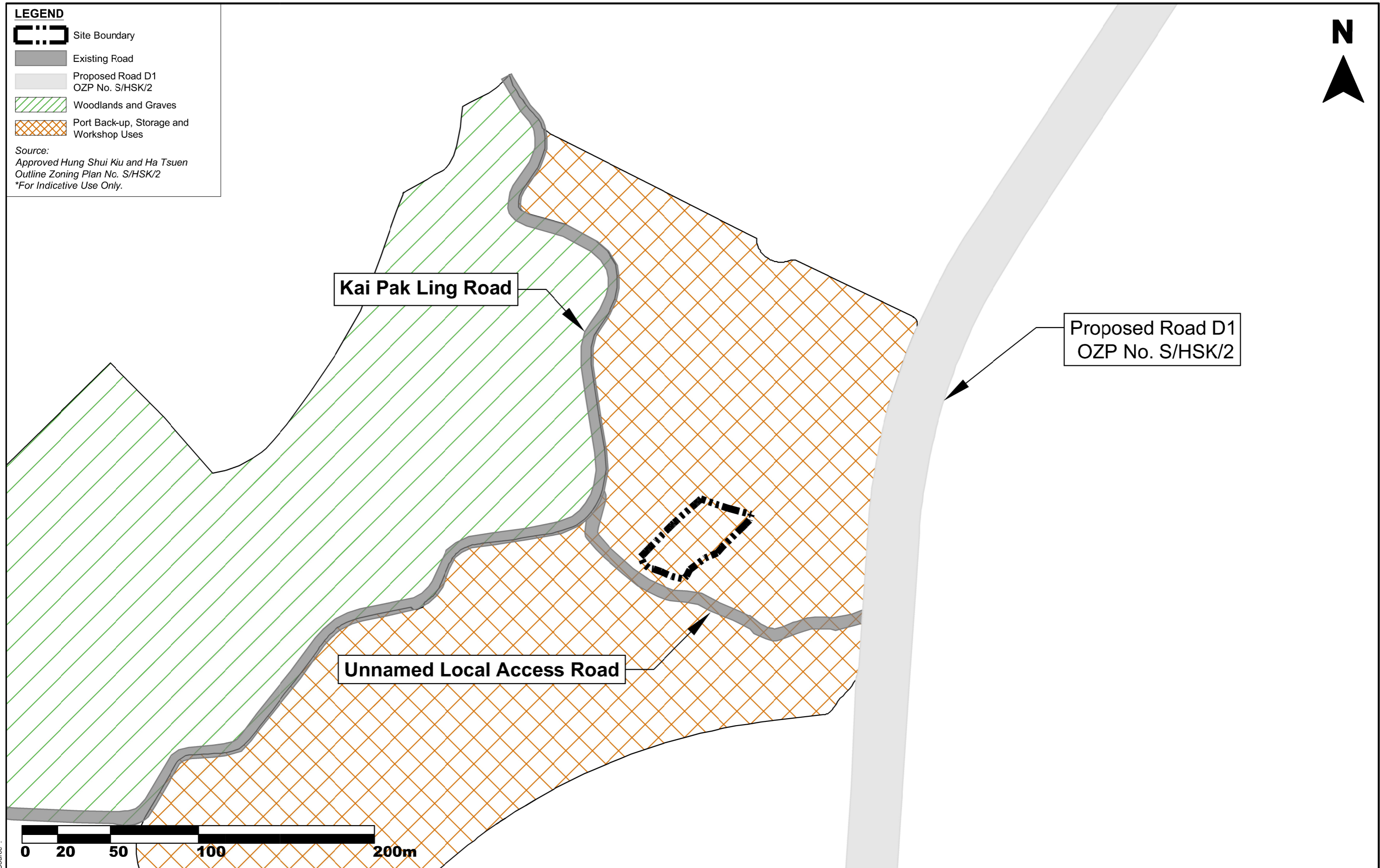
Drawn	CN	Date	16/04/24
Checked	RT	Approved	RT
Scale	1:2000 @ A3		

Drawing No.
 Figure 1.1
 Rev. -


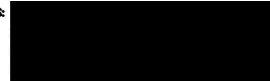
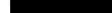

LEGEND

-  Site Boundary
-  Existing Road
-  Proposed Road D1
OZP No. S/HSK/2
-  Woodlands and Graves
-  Port Back-up, Storage and
Workshop Uses

Source:
Approved Hung Shui Kiu and Ha Tsuen
Outline Zoning Plan No. S/HSK/2
*For Indicative Use Only.



File Name :
Source :

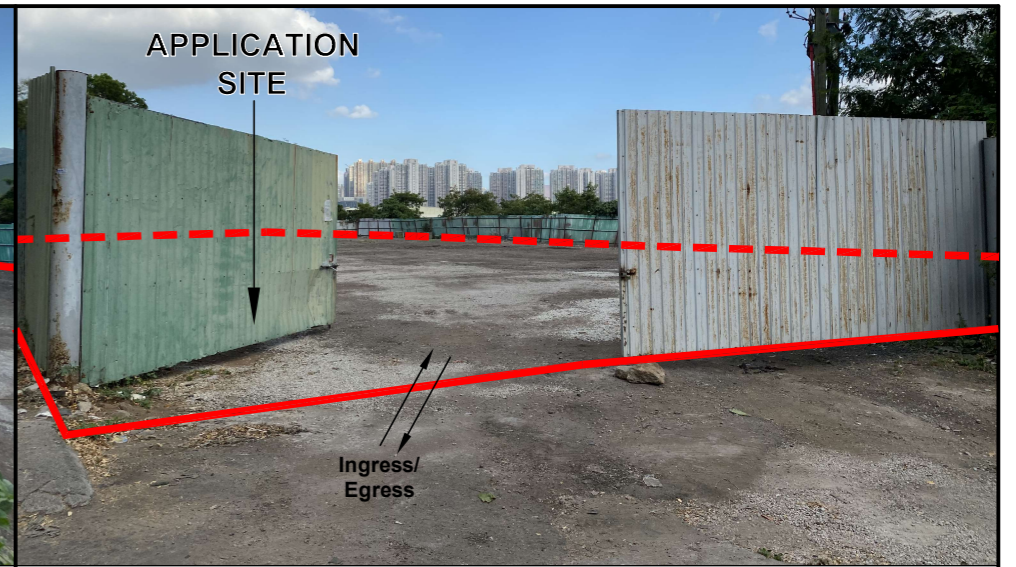
	ADDRESS: 	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title: The Site and its Extended Surroundings			Drawn CN	Date 06/05/24	Drawing No.
	TEL: 	FAX: 			Checked RT	Approved RT	Figure 2.2	
				Rev	Description	Date	Scale 1:300 @ A3	-



VIEWPOINT 1



VIEWPOINT 2



VIEWPOINT 3



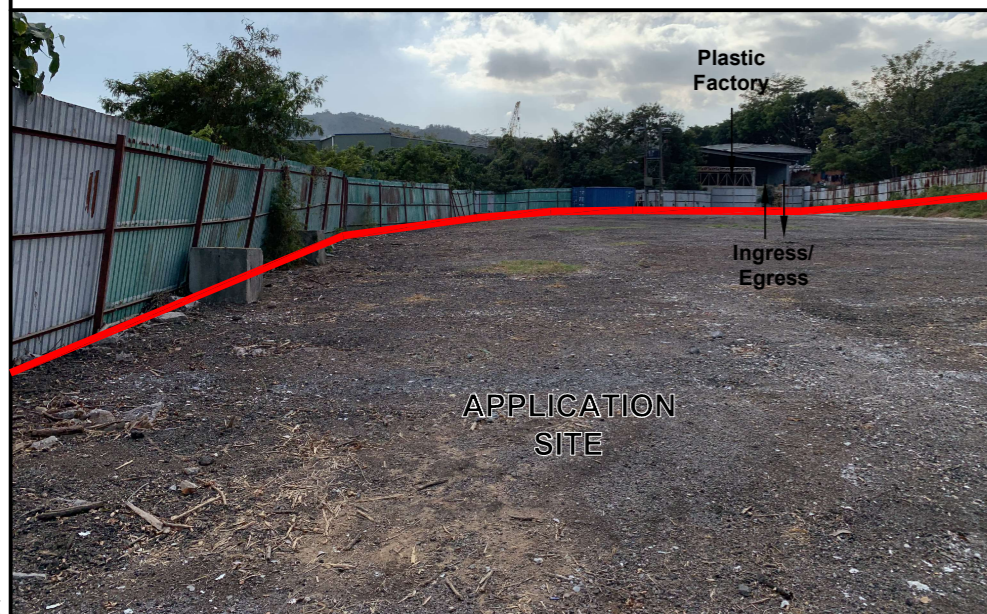
VIEWPOINT 4



VIEWPOINT 5



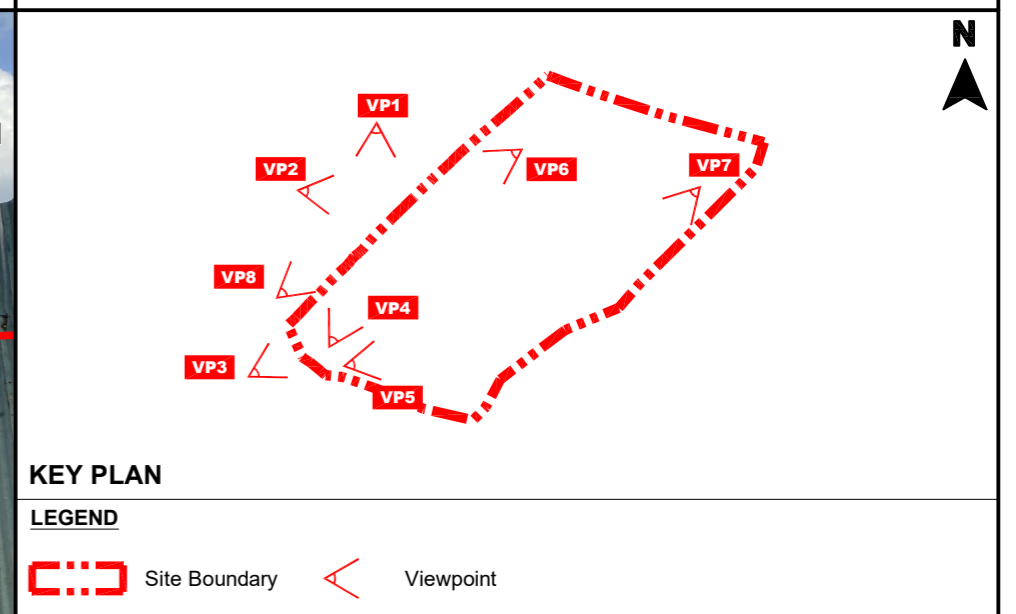
VIEWPOINT 6



VIEWPOINT 7



VIEWPOINT 8



KEY PLAN

LEGEND


Site Boundary Viewpoint

*For Indicative Use Only.

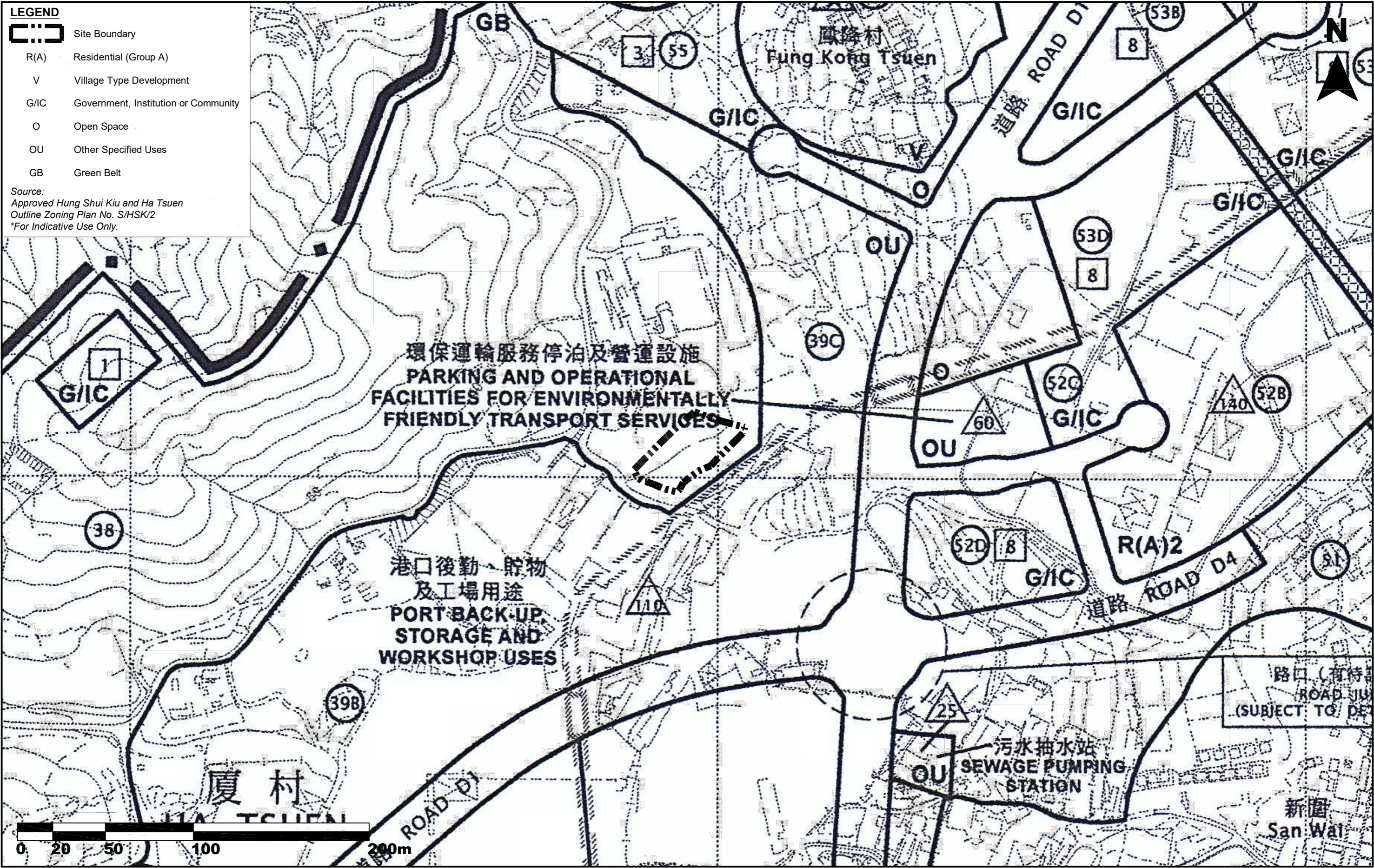
File Name :
Source :

	ADDRESS: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title: Site Photos	Drawn CN	Date 06/05/24	Drawing No.
	TEL: [REDACTED] FAX: [REDACTED]			Checked RT	Approved RT	Figure 2.3
Rev	Description	Date	Scale N.T.S.	Rev.	-	


LEGEND

-  Site Boundary
- R(A) Residential (Group A)
- V Village Type Development
- G/I/C Government, Institution or Community
- O Open Space
- OU Other Specified Uses
- GB Green Belt

Source:
 Approved Hung Shui Kiu and Ha Tsuen
 Outline Zoning Plan No. S/HSK/2
 *For Indicative Use Only.



File Name :
Source :

	ADDRESS:	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title: OZP Planning Context of the Surroundings			Drawn CN	Date 16/04/24	Drawing No.
	TEL: FAX:					Checked RT	Approved RT	Figure 3.1
				Rev	Description	Date	Scale 1:3000 @ A3	Rev.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.


- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

	ADDRESS: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Extract of the Notes of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2	Drawn CN	Date 16/04/24	Drawing No. Figure 3.2
	TEL: [REDACTED] FAX: [REDACTED]			Checked RT	Approved RT	Rev. -
			Rev	Description	Date	Scale N.T.S.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention


The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

- (a) On land previously falling within the "Green Belt" zone on the Ha Tsuen Outline Zoning Plan No. S/YL-HT/10, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the "Green Belt" zone on the Ping Shan Outline Zoning Plan No. S/YL-PS/16,
 - (i) any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
 - (ii) any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) On land not previously falling within the "Green Belt" zone on the Ha Tsuen Outline Zoning Plan No. S/YL-HT/10 or Ping Shan Outline Zoning Plan No. S/YL-PS/16, as set out in paragraphs (a) and (b) above, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

	ADDRESS: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Extract of Schedule of Uses of "GB" Zone of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2	Drawn CN	Date 16/04/24	Drawing No. Figure 3.3
	TEL: [REDACTED] FAX: [REDACTED]			Checked RT	Approved RT	Rev. -
				Scale N.T.S.		
				Rev	Description	Date

and help collect different types of recyclables in the local community, which could provide synergistic effect to achieve better operational efficiency. Development of this zone is subject to a maximum BH of 50mPD. This site is also reserved for further expansion of the new STW for the NDA, if necessary.

All Other Sites (Not Listed Above)

- 11.10.14 Apart from the above, this zone denotes land allocated or reserved for specific uses, including the following:
 - (a) Sewage Pumping Stations in Planning Areas 25, 36, 46, 51, 56 and 68;
 - (b) Petrol Filling Stations in Planning Areas 40B, 42B and 50;
 - (c) District Cooling System in Planning Areas 31A and 56;
 - (d) Railway Station in Planning Area 30; and
 - (e) the existing West Rail Line Emergency Access Points in Planning Areas 15 and 49.
- 11.10.15 Development or redevelopment within the above zones are subject to a maximum BHR as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 11.10.16 Minor relaxation of the PR and/or BH restrictions for the "OU" zone may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of PR / BH restrictions will be considered on its own merits.

11.11 "Green Belt" ("GB"): Total Area: 55.92 ha

11.11.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

11.11.2 The "GB" zone covers land with mature vegetation, hilly terrain and the existing burial grounds. The existing mitigation ponds under KSWH and the San Sang San Tsuen Egrettry in Planning Area 45 will also be protected and preserved through the "GB" zoning. The flight path of ardeids will be protected by "GB" zone together with

the adjoining open space.

11.11.3 As filling of land/pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment, permission from the Board is required for such activities.


12. COMMUNICATIONS

To support the development of HSK NDA, the railway system is planned as the backbone of the passenger transport system in the Area supplemented by other public transport services. A number of improvements to the existing road network are necessary. The traffic impacts of the planned developments have been assessed. With the implementation of the proposed improvement works, no adverse traffic impact is envisaged.

12.1 Road Network (Figure 7)

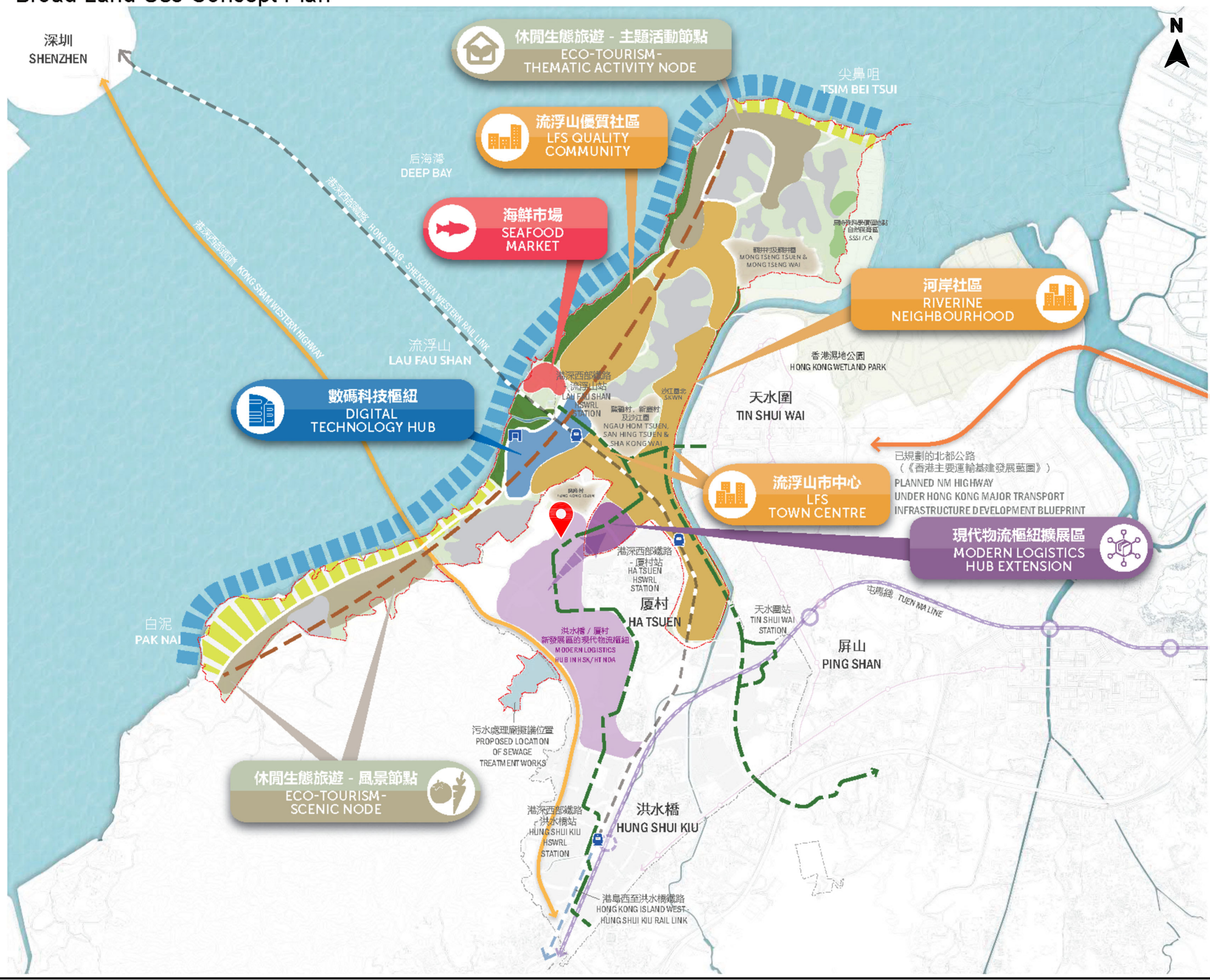
- 12.1.1 Currently, the principal accesses to the Area include YLH, Castle Peak Road and KSWH while the secondary accesses include Tin Wah Road, Ping Ha Road, Tin Ying Road and Hung Tin Road. The Area will be well connected with different parts of Hong Kong and surrounding areas by cross-boundary strategic road network as well as by a comprehensive existing and planned road network. A comprehensive road network of a primary distributor, eight district distributors and local roads is planned to provide convenient connection among various development areas and activity nodes.
- 12.1.2 As the special industrial land uses are planned at the western side of the Area close to KSWH, the heavy vehicle traffic generated from the special industry would be conveniently directed to/from KSWH without going through the residential areas. Road P1 is proposed to convey the traffic from KSWH to district distributors and vice versa. Slip roads and flyover are proposed to connect KSWH from Road P1 and Road D3. For other residential-related traffic, they are anticipated to use other access such as Hung Tin Road via YLH or other district distributors via Castle Peak Road.
- 12.1.3 Apart from separating the access points, the internal road network is planned to prevent heavy vehicles moving from industrial area in the west across the Area to the residential cluster in the east. Such east-west traffic movement is minimised by the planning of non-continuous east-west distributor roads, with the exception of Road D1 at the northernmost part of the Area.

File Name :
Source :

	ADDRESS: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Extract of Explanatory Statement of "GB" Zone of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		Drawn CN	Date 16/04/24	Drawing No.	
	TEL: [REDACTED] FAX: [REDACTED]				Checked RT	Approved RT	Figure 3.4	
				Rev	Description	Date	Scale N.T.S.	Rev. -

概括土地用途概念圖
Broad Land Use Concept Plan

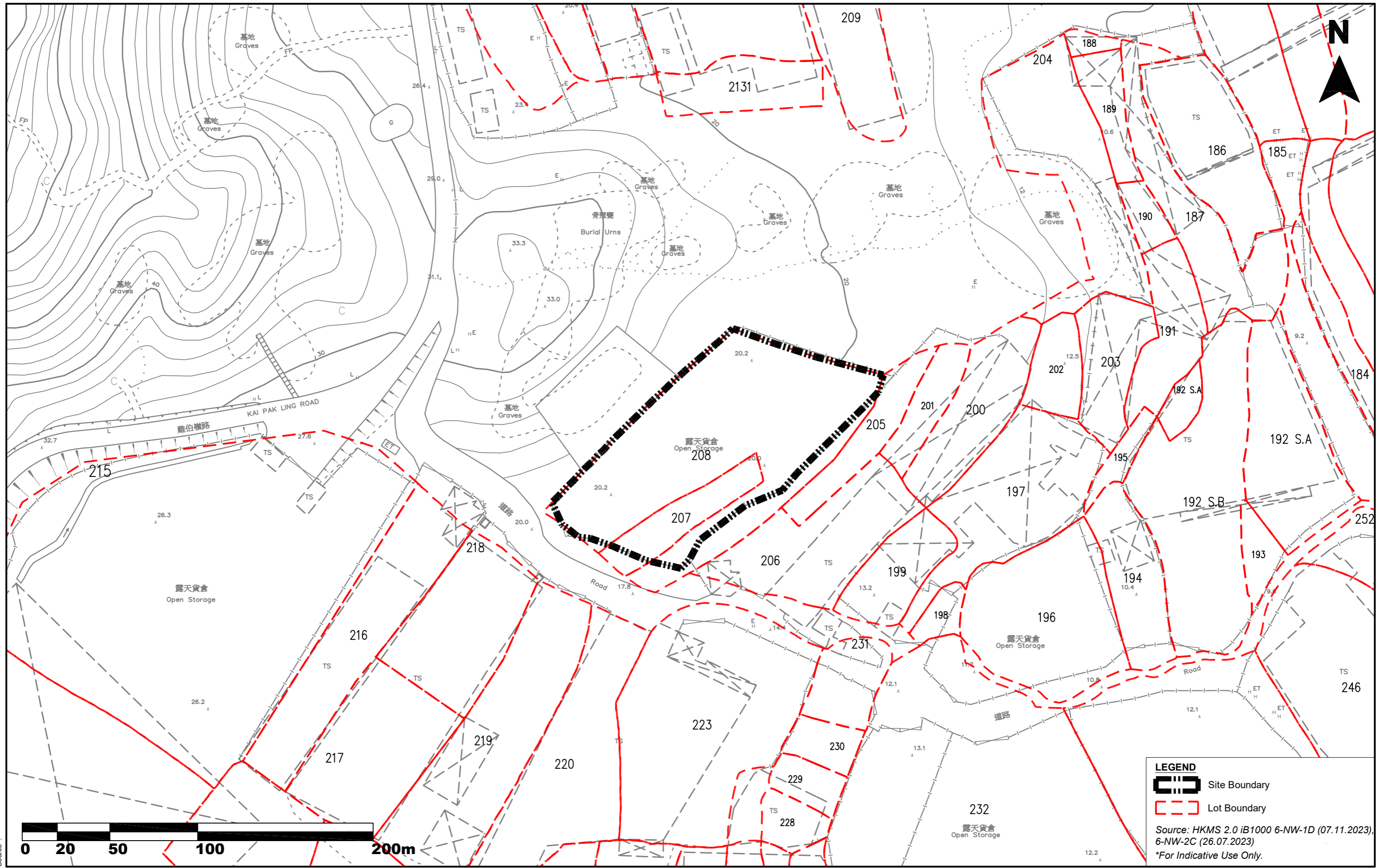
LEGEND
Site Location
Source:
LC Paper No. CB(1)228/2024(03)
*For Indicative Use Only.



- 圖例 LEGEND**
- 項目範圍 PLAN BOUNDARY
 - 洪水橋 / 厦村新發展區 HUNG SHUI KIU/HA TSUEN NDA
 - 經濟用途 ECONOMIC USES
 - 住宅區 RESIDENTIAL COMMUNITY
 - 海濱休憩用地 WATERFRONT OPEN SPACE
 - 綠化地帶 (包含認可殯葬區) GREEN BELT (WITH PERMITTED BURIAL GROUND)
 - 具特殊科學價值地點 SSSI
 - 擬議污水處理廠 PROPOSED SEWAGE TREATMENT WORKS
 - 擬議洪水橋 / 厦村新發展區智慧綠色集體運輸系統 IN HSK/HT NDA PROPOSED SMART AND GREEN MASS TRANSIT SYSTEM
 - 綠色運輸走廊 (有待研究) GREEN TRANSPORT CORRIDOR (TO BE STUDIED)
 - 規劃中的港深西部鐵路 (洪水橋至前海) HONG KONG SHENZHEN WESTERN RAIL LINK (HSWRL) UNDER PLANNING
 - 規劃中的港島西至洪水橋鐵路 HONG KONG ISLAND WEST HUNG SHUI KIU RAIL LINK UNDER PLANNING
 - 屯馬綫 TUEN MA LINE
 - 擬議洪水橋站 (屯馬綫) PROPOSED HUNG SHUI KIU STATION (TUEN MA LINE)
 - 輕鐵 LIGHT RAIL
 - 規劃中的北部公路 NM HIGHWAY UNDER PLANNING
 - 港深西部通道 KONG SHAM WESTERN HIGHWAY
 - 規劃中的港深西部鐵路站 HSWRL STATION UNDER PLANNING
 - 表演場地 PERFORMANCE VENUE
 - 海岸保護公園 (陸上部分) COASTAL PROTECTION PARK (LANDSIDE)
 - 海岸保護公園 (海上部分) COASTAL PROTECTION PARK (SEASIDE)

File Name :
Source :

	ADDRESS: [REDACTED]	JOB TITLE: Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title: Broad Land Use Concept Plan, Development Proposal of Lau Fau Shan/ Tsim Bei Tsui/Pak Nai area	Drawn: CN	Date: 05/06/24	Drawing No.:
	TEL: [REDACTED]			Checked: RT	Approved: RT	Figure 3.5
	FAX: [REDACTED]			Scale: N.T.S.		Rev.:
Rev.	Description	Date				



File Name :
Source :

PRUDENTIAL 湖建
SURVEYING · LAND ADVISORY · VALUATION 行

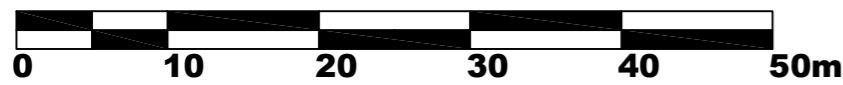
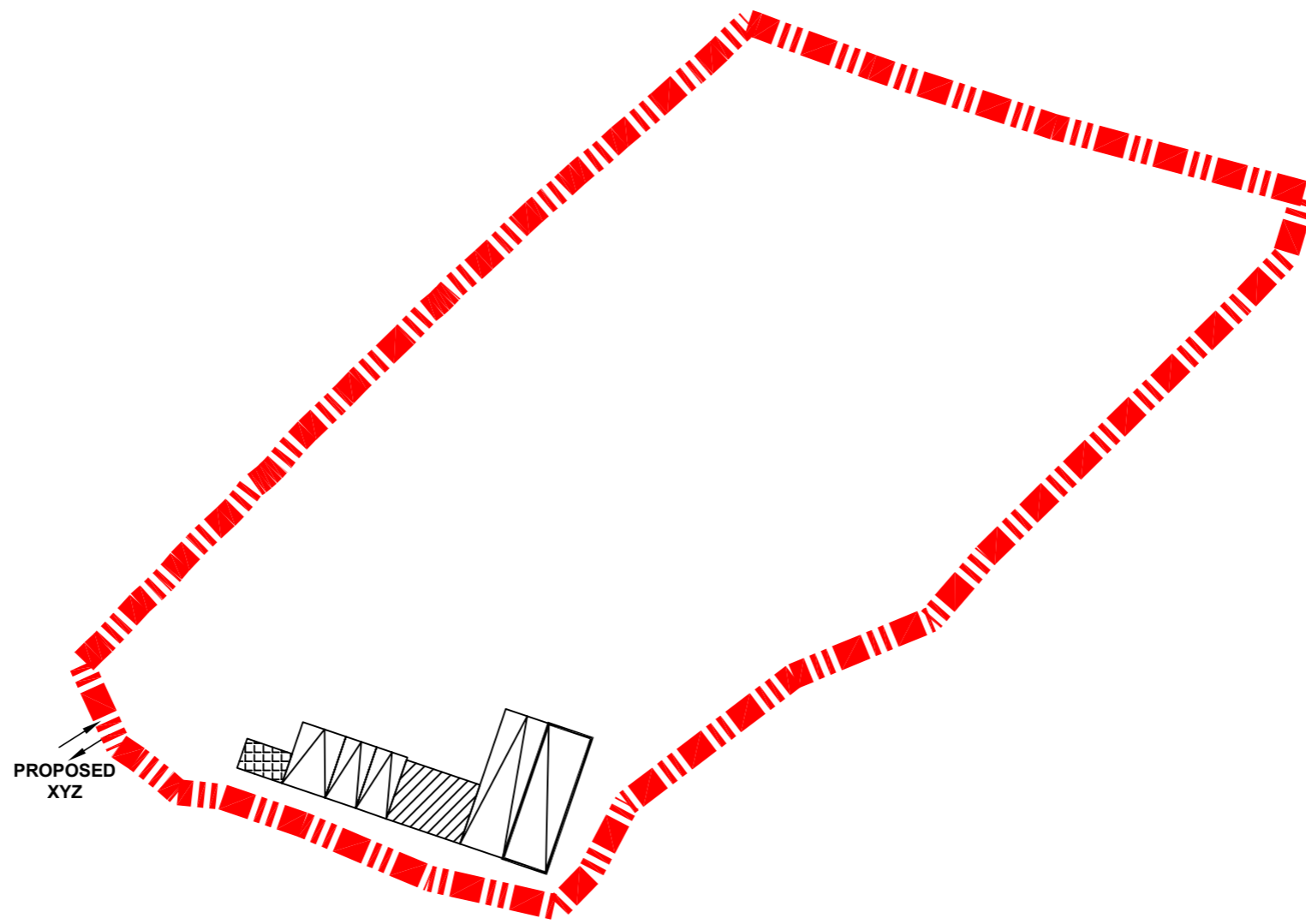
ADDRESS: [Redacted]
TEL: [Redacted]
FAX: [Redacted]

JOB TITLE:
Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

Drawing Title
Land Status Plan

Rev	Description	Date	Drawn CN	Date 11/03/24	Drawing No.
			Checked RT	Approved RT	Fig. 4.1
			Scale 1:2000 @ A3		Rev. -

LEGEND
 Site Boundary
 Lot Boundary
 Source: HKMS 2.0 iB1000 6-NW-1D (07.11.2023), 6-NW-2C (26.07.2023)
 *For Indicative Use Only.



LEGEND

- Site Boundary
- Site Office (Area: about 29 sq.m.)
- Washroom (Area: about 9 sq.m.)
- Parking Space
- Loading/Unloading Space

**For Indicative Use Only.*

File Name :
Source :

	ADDRESS: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Layout Plan			Drawn CN	Date 11/03/24	Drawing No.
	TEL: [REDACTED]					Checked RT	Approved RT	Figure 6.1
FAX: [REDACTED]				Rev	Description	Date	Scale 1:500 @ A3	Rev. -

Intentionally Blank