

LIST OF PLANS

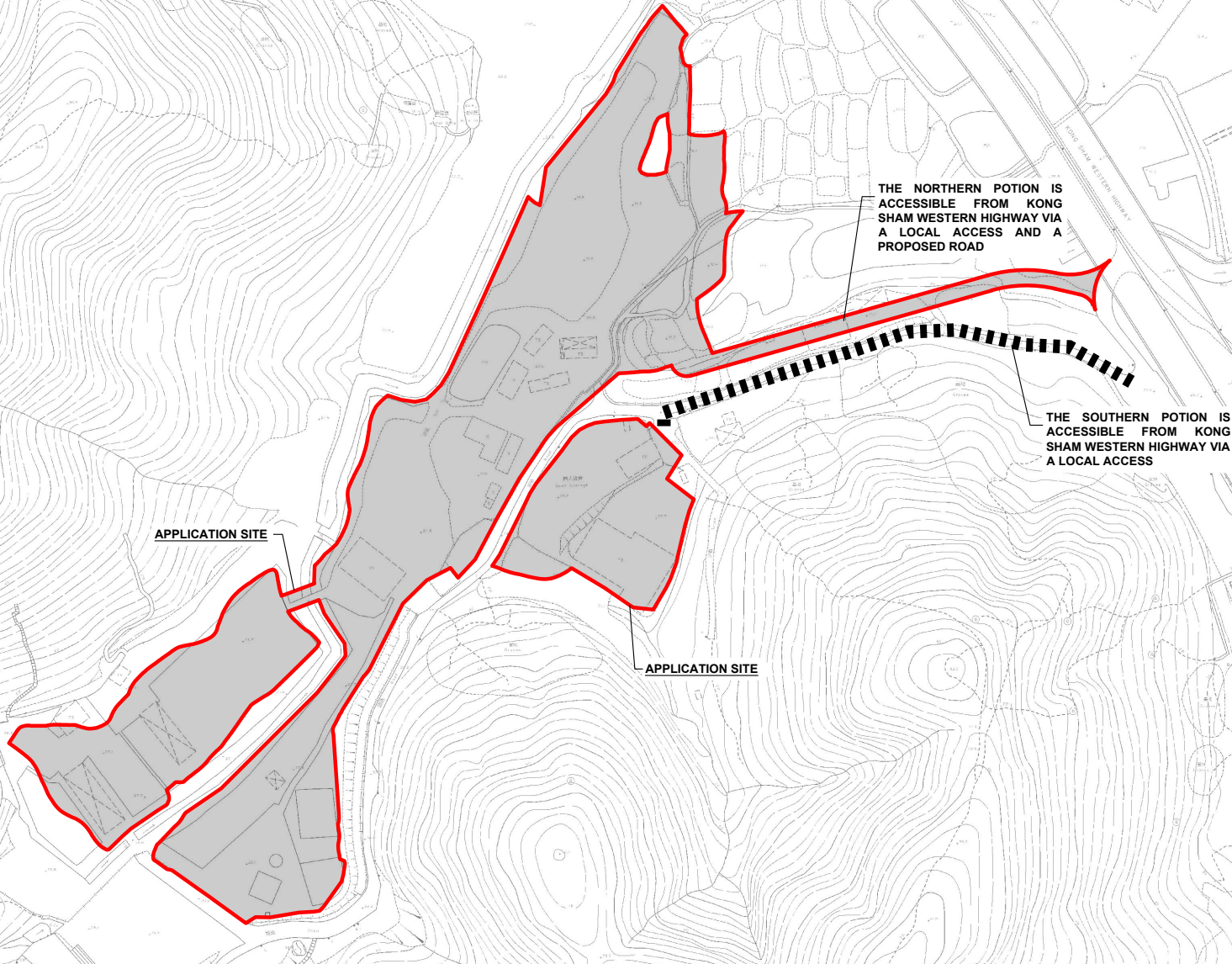
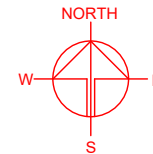
Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Plan showing the Locations of the Applicant’s Original Premises in Hung Shui Kiu
Plan 5	Plan Showing the Zoning of the Applicant’s Original Premises in Hung Shui Kiu
Plan 6	Plan showing the Development Phasing of the Hung Shui Kiu / Ha Tsuen New Development Area
Plan 7	Plan showing the Location of Alternative Sites for Relocation
Plan 8	Aerial Photo of the Application Site
Plan 9	Town Planning Board Guideline No. 13G – Location of the Application Site
Plan 10	Layout Plan
Plan 11	Plan showing the Filling/Excavation ratio of the Application Site
Plan 12	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,569 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KONG SHAM WESTERN HIGHWAY
VIA A LOCAL ACCESS AND A PROPOSED ROAD



THE NORTHERN POTION IS ACCESSIBLE FROM KONG SHAM WESTERN HIGHWAY VIA A LOCAL ACCESS AND A PROPOSED ROAD

THE SOUTHERN POTION IS ACCESSIBLE FROM KONG SHAM WESTERN HIGHWAY VIA A LOCAL ACCESS

APPLICATION SITE

APPLICATION SITE

LEGEND
[Red outline] APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	31.1.2024
CHECKED BY	DATE
APPROVED BY	DATE

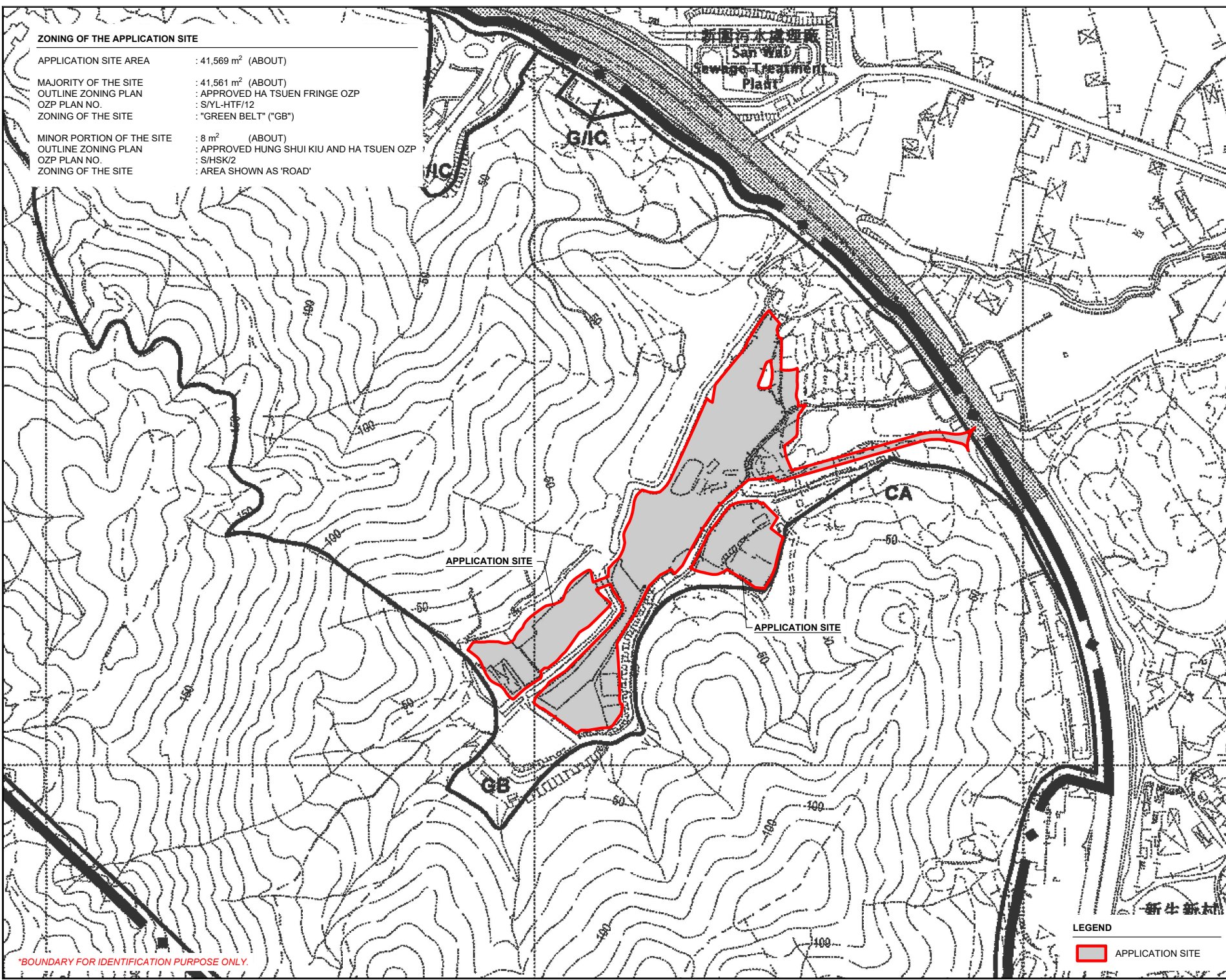
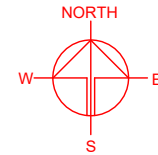
DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,569 m² (ABOUT)
 MAJORITY OF THE SITE : 41,561 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP
 OZP PLAN NO. : S/YL-HTF/12
 ZONING OF THE SITE : "GREEN BELT" ("GB")

MINOR PORTION OF THE SITE : 8 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OZP PLAN NO. : S/HSK/2
 ZONING OF THE SITE : AREA SHOWN AS 'ROAD'



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

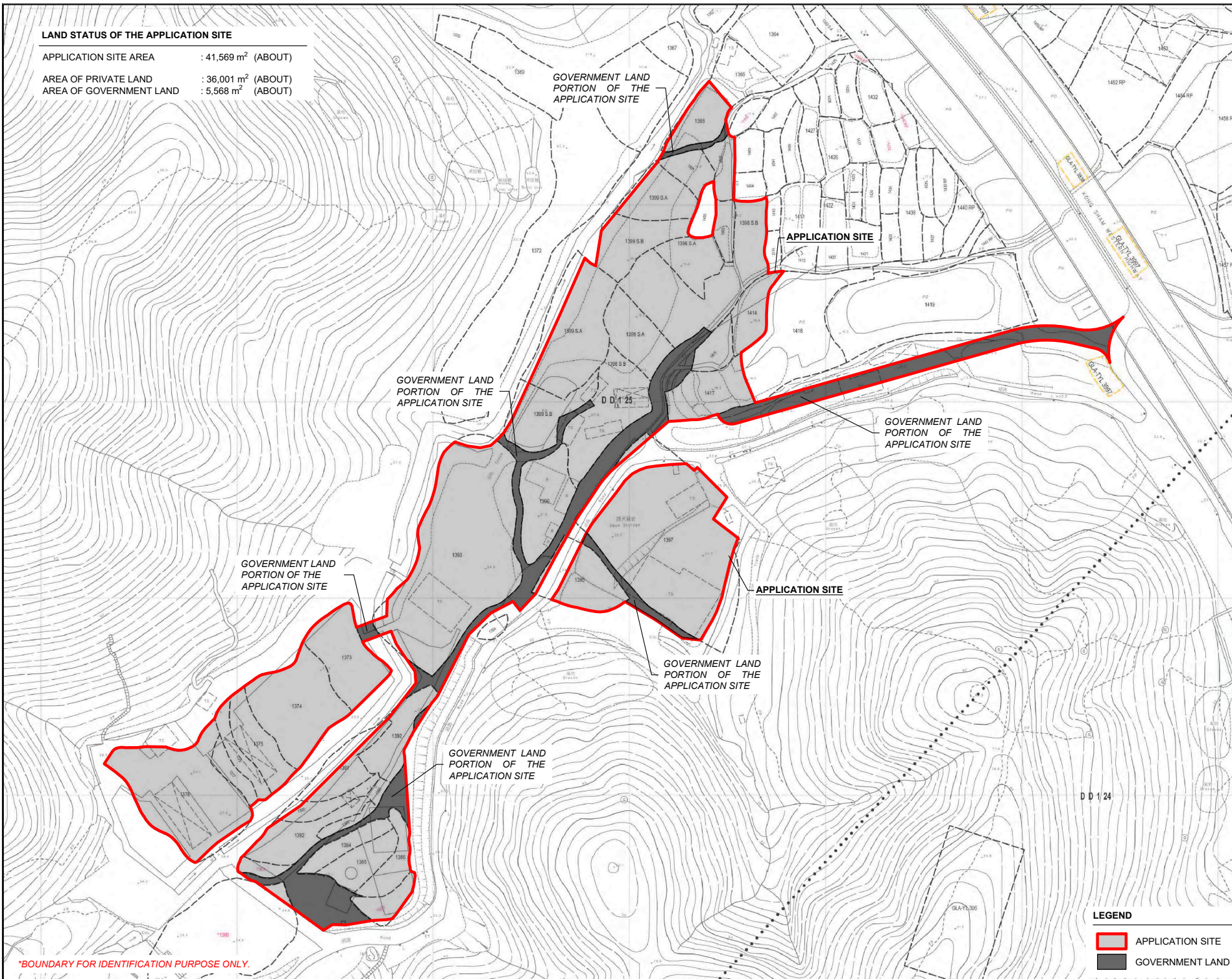
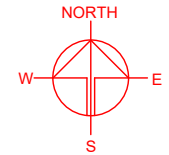
SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	31.1.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,569 m² (ABOUT)
 AREA OF PRIVATE LAND : 36,001 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 5,568 m² (ABOUT)



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2500 @ A4

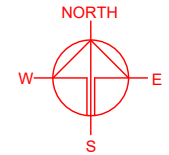
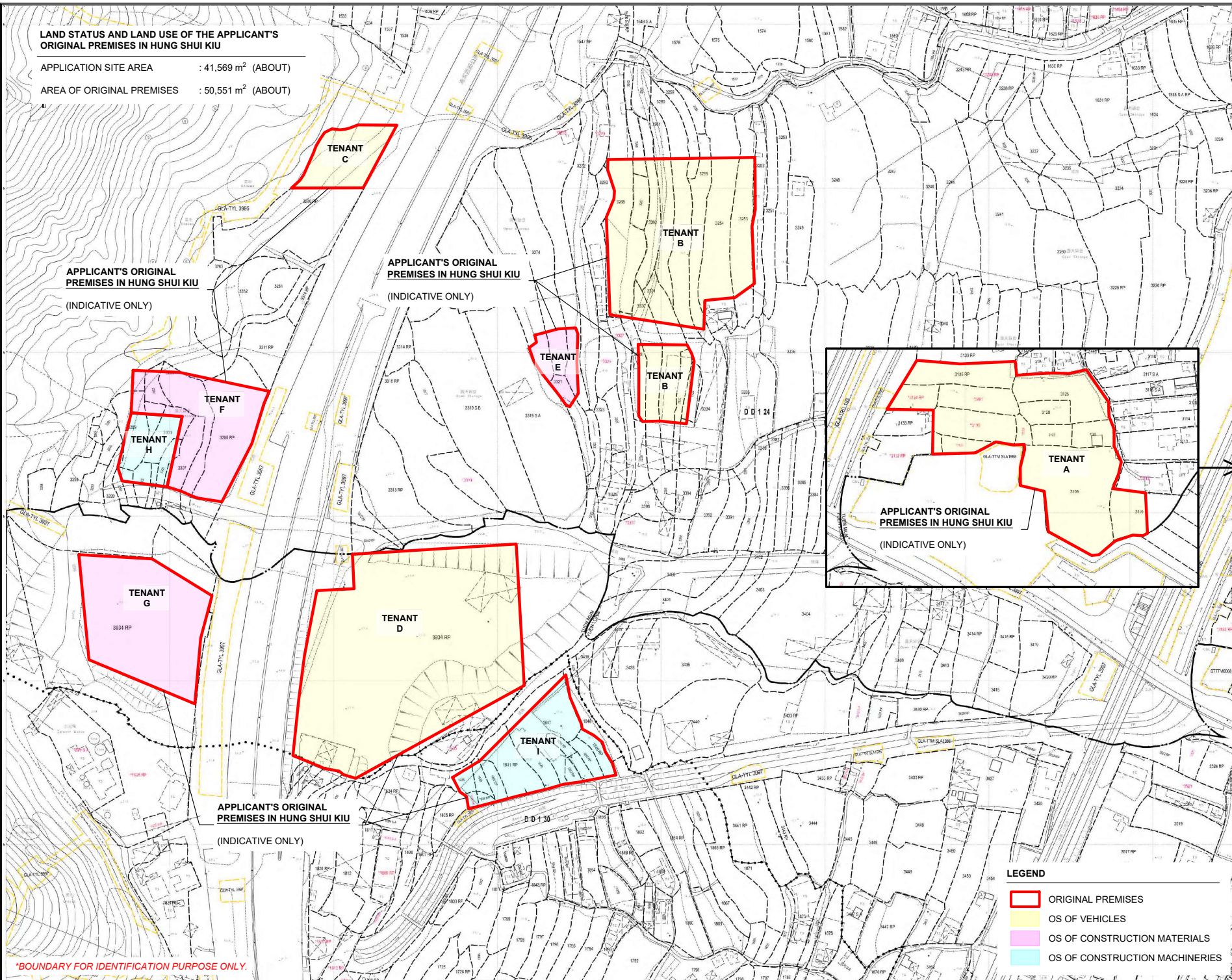
DRAWN BY MN	DATE 31.1.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

LAND STATUS AND LAND USE OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU

APPLICATION SITE AREA : 41,569 m² (ABOUT)

AREA OF ORIGINAL PREMISES : 50,551 m² (ABOUT)



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

- LEGEND**
- ORIGINAL PREMISES
 - OS OF VEHICLES
 - OS OF CONSTRUCTION MATERIALS
 - OS OF CONSTRUCTION MACHINERIES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

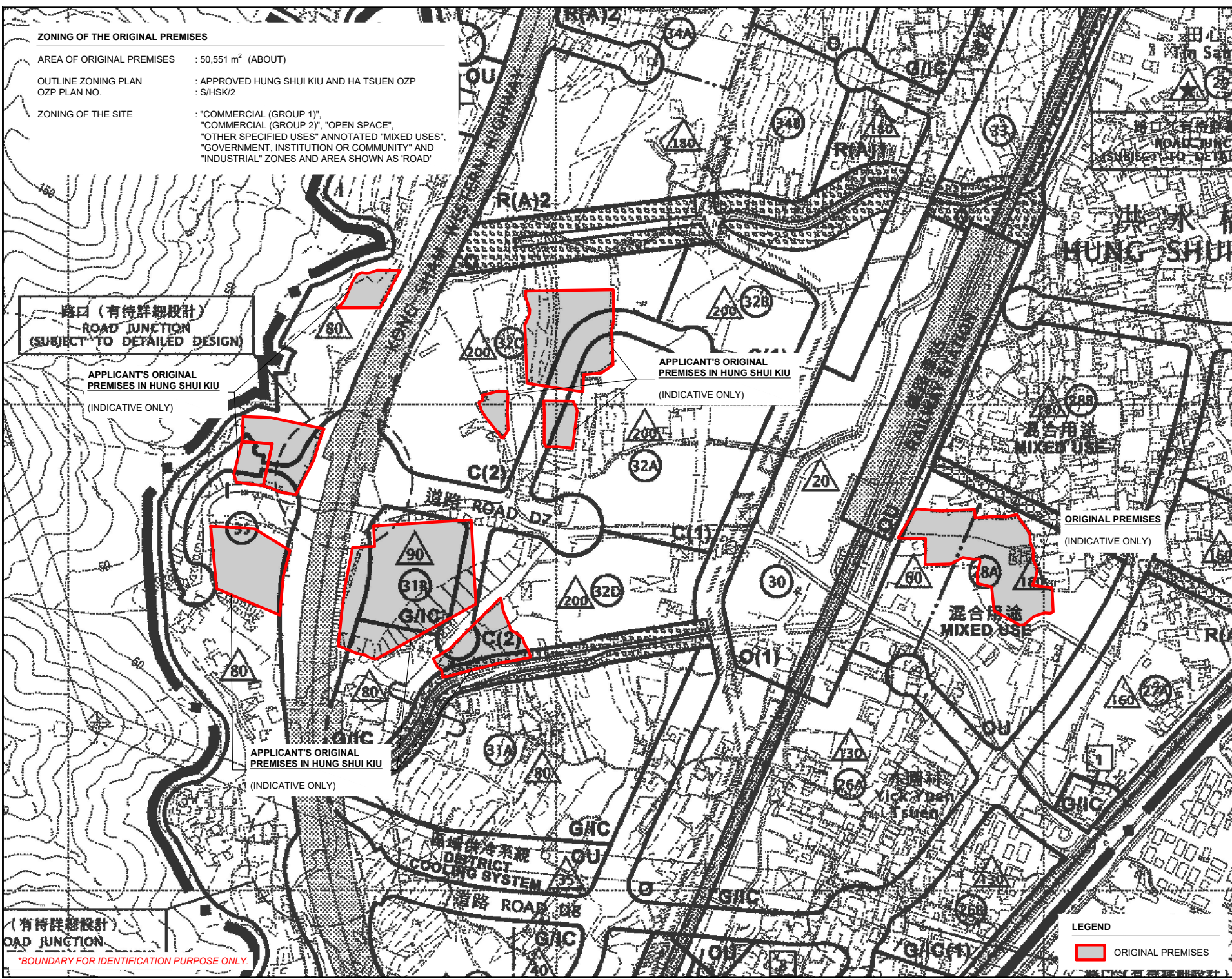
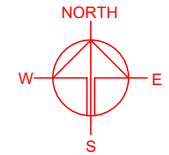
PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1: 3000 @ A4	
DRAWN BY MN	DATE 31.1.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (LAND STATUS AND USE)	
DWG NO. PLAN 4	VER. 001

ZONING OF THE ORIGINAL PREMISES

AREA OF ORIGINAL PREMISES : 50,551 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OZP PLAN NO. : S/HSK/2
 ZONING OF THE SITE : "COMMERCIAL (GROUP 1)", "COMMERCIAL (GROUP 2)", "OPEN SPACE",
 "OTHER SPECIFIED USES" ANNOTATED "MIXED USES",
 "GOVERNMENT, INSTITUTION OR COMMUNITY" AND
 "INDUSTRIAL" ZONES AND AREA SHOWN AS "ROAD"



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

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

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

ORIGINAL PREMISES
 (INDICATIVE ONLY)

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

混合用途
MIXED USE

混合用途
MIXED USE

SITE LOCATION
 VARIOUS LOTS IN D.D. 125 AND
 ADJOINING GOVERNMENT
 LAND, HA TSUEN, YUEN LONG,
 NEW TERRITORIES



PROJECT
 PROPOSED TEMPORARY OPEN
 STORAGE OF CONSTRUCTION
 MATERIALS, CONSTRUCTION
 MACHINERIES AND VEHICLES
 WITH ANCILLARY FACILITIES
 FOR A PERIOD OF 3 YEARS AND
 ASSOCIATED FILLING OF
 POND/LAND AND EXCAVATION
 OF LAND

SCALE
 1 : 5000 @ A4

DRAWN BY MN	DATE 31.1.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (ZONING)	
DWG NO. PLAN 5	VER. 001

LEGEND
 ORIGINAL PREMISES

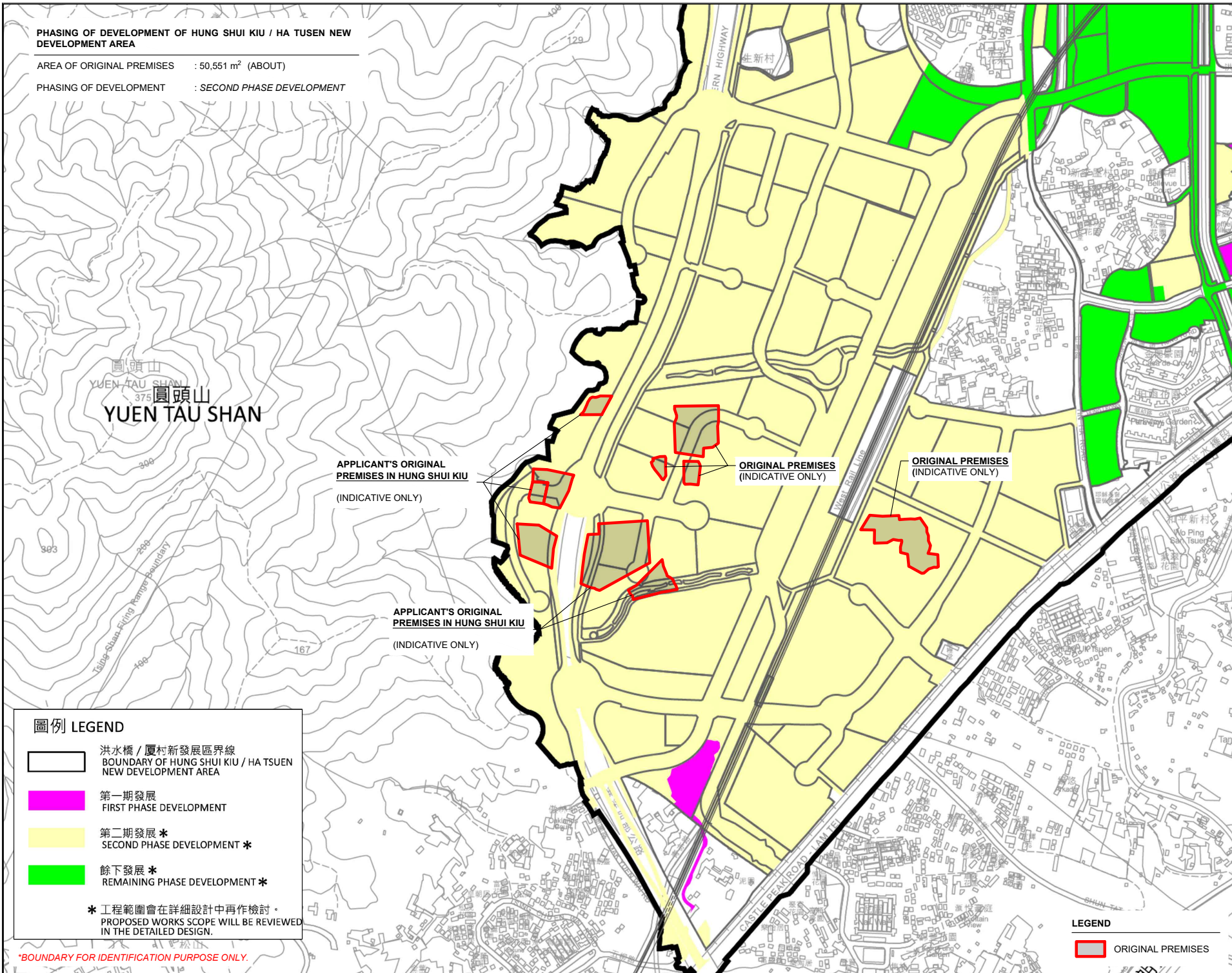
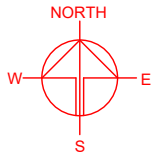
(有待詳細設計)
ROAD JUNCTION

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TUSEN NEW DEVELOPMENT AREA

AREA OF ORIGINAL PREMISES : 50,551 m² (ABOUT)

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT



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

ORIGINAL PREMISES (INDICATIVE ONLY)

ORIGINAL PREMISES (INDICATIVE ONLY)

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

圖例 LEGEND

- 洪水橋 / 厦村新發展區界線
BOUNDARY OF HUNG SHUI KIU / HA TUSEN NEW DEVELOPMENT AREA
- 第一期發展
FIRST PHASE DEVELOPMENT
- 第二期發展 *
SECOND PHASE DEVELOPMENT *
- 餘下發展 *
REMAINING PHASE DEVELOPMENT *

* 工程範圍會在詳細設計中再作檢討。
PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN.

* BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

ORIGINAL PREMISES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TUSEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 10000 @ A4

DRAWN BY

MN

DATE

31.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (HKS NDA IMP. PHASING)

DWG NO.

PLAN 6

VER.

001

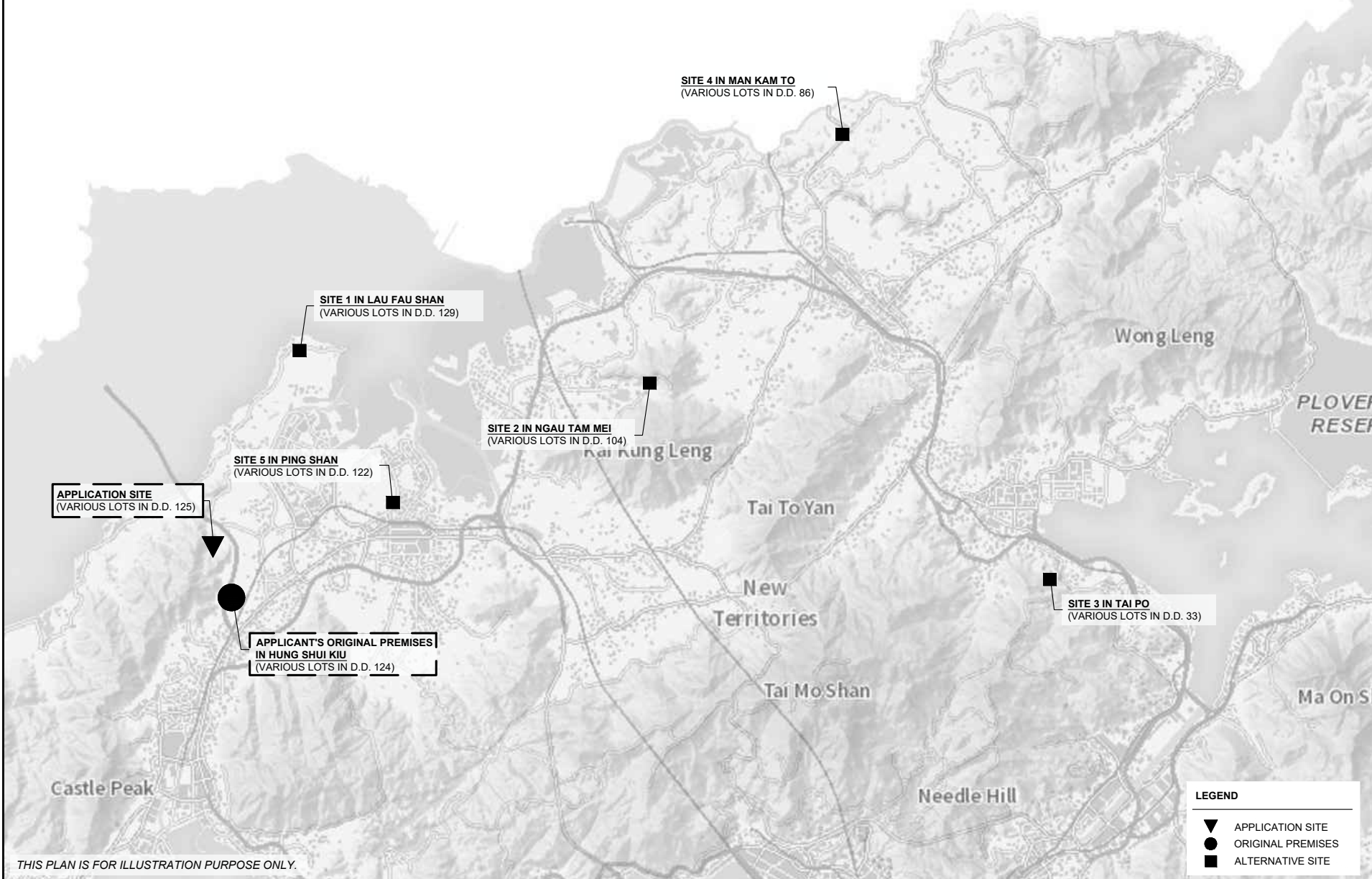
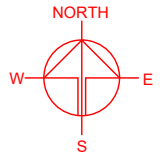
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.



THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
INDICATIVE ONLY

DRAWN BY MN	DATE 31.1.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
ALTERNATIVE SITES

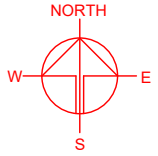
DWG NO. PLAN 7	VER. 001
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LEGEND

- ▼ APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITE

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,569 m² (ABOUT)
AERIAL PHOTO NO. : E157340C
DATE OF AERIAL PHOTO : 5.4.2022
SOURCE : SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2500 @ A4

DRAWN BY	DATE
MN	31.1.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
EXISTING CONDITION (AP)

DWG NO.	VER.
PLAN 8	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

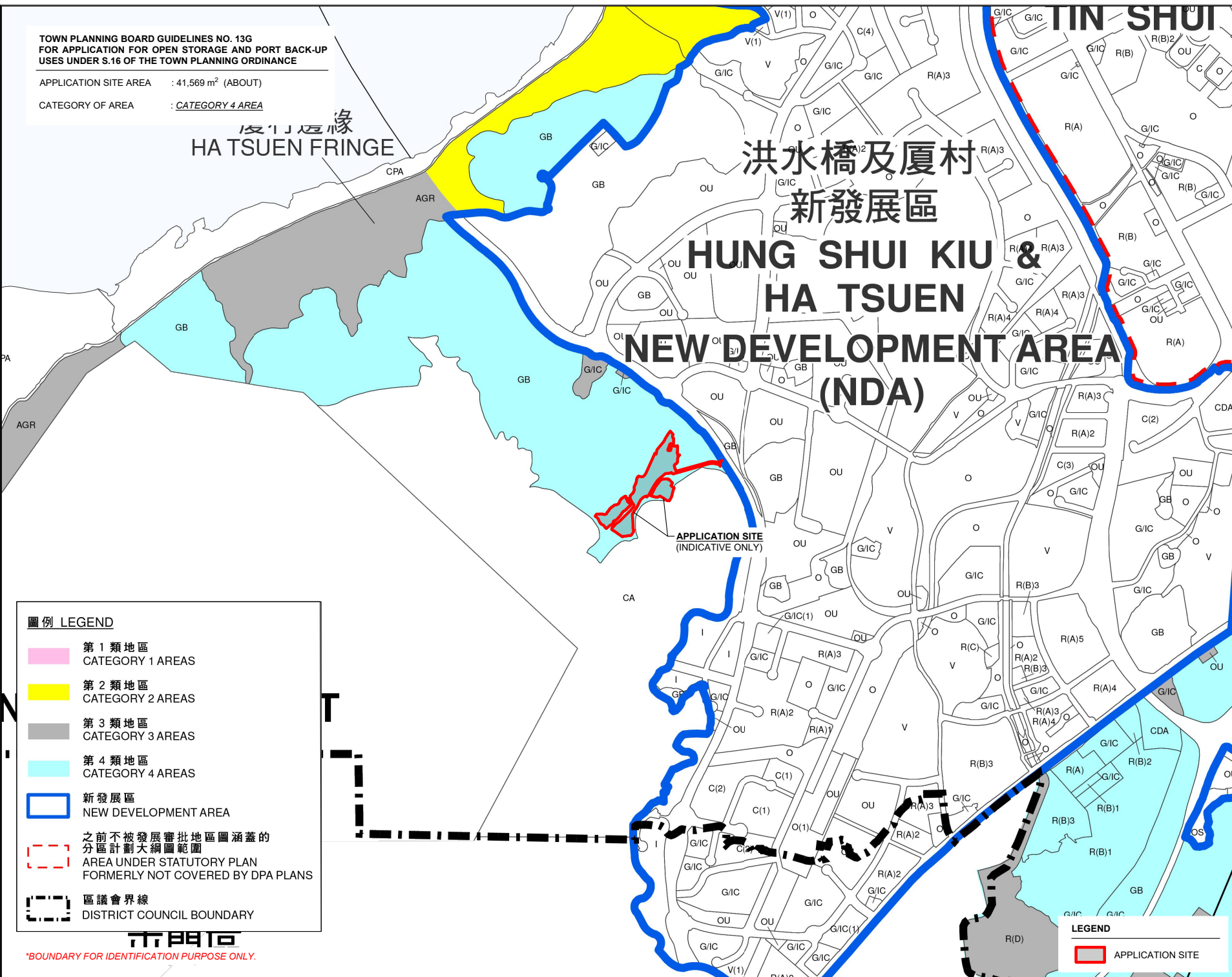
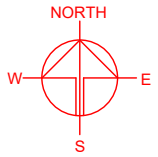
APPLICATION SITE AREA : 41,569 m² (ABOUT)

CATEGORY OF AREA : CATEGORY 4 AREA

HA TSUEN FRINGE

洪水橋及厦村
新發展區

HUNG SHUI KIU &
HA TSUEN
NEW DEVELOPMENT AREA
(NDA)



APPLICATION SITE
(INDICATIVE ONLY)

圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS
- 新發展區
NEW DEVELOPMENT AREA
- 之前不被發展審批地區圖涵蓋的
分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 20000 @ A4

DRAWN BY: MN DATE: 31.1.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
TPB PG-NO. 13G

DWG. NO. PLAN 9 VER. 001

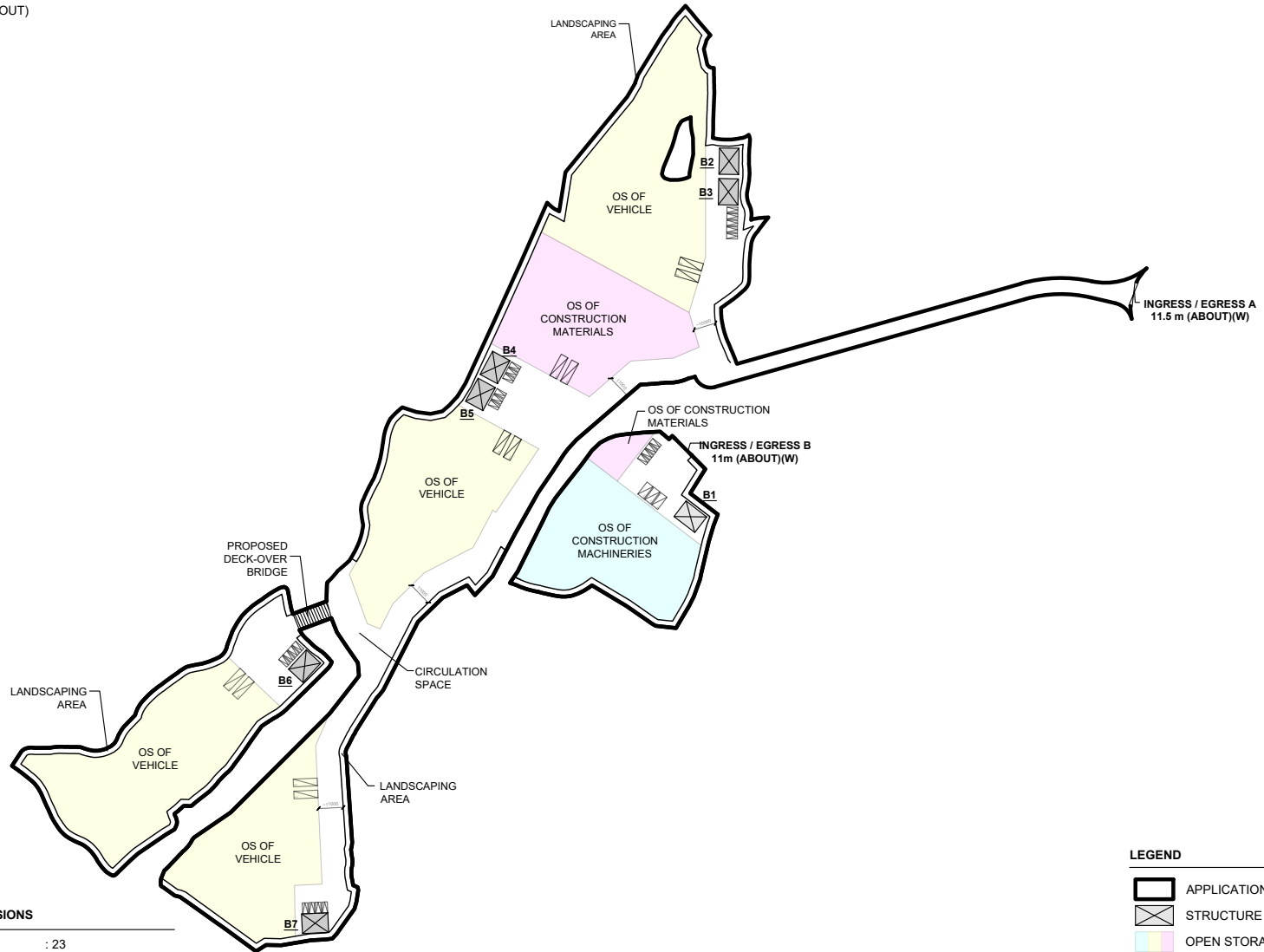
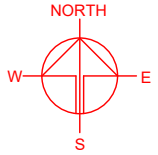
LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,569 m ² (ABOUT)
COVERED AREA	: 756 m ² (ABOUT)
UNCOVERED AREA	: 40,813 m ² (ABOUT)
PLOT RATIO	: 0.04 (ABOUT)
SITE COVERAGE	: 1.8 % (ABOUT)
NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,512 m ² (ABOUT)
TOTAL GFA	: 1,512 m ² (ABOUT)
BUILDING HEIGHT	: 7 m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B5	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B6	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B7	SITE OFFICE, WASHROOM AND METER ROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		756 m² (ABOUT)	1,512 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 23
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 10
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (MGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND/LAND AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	31.1.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

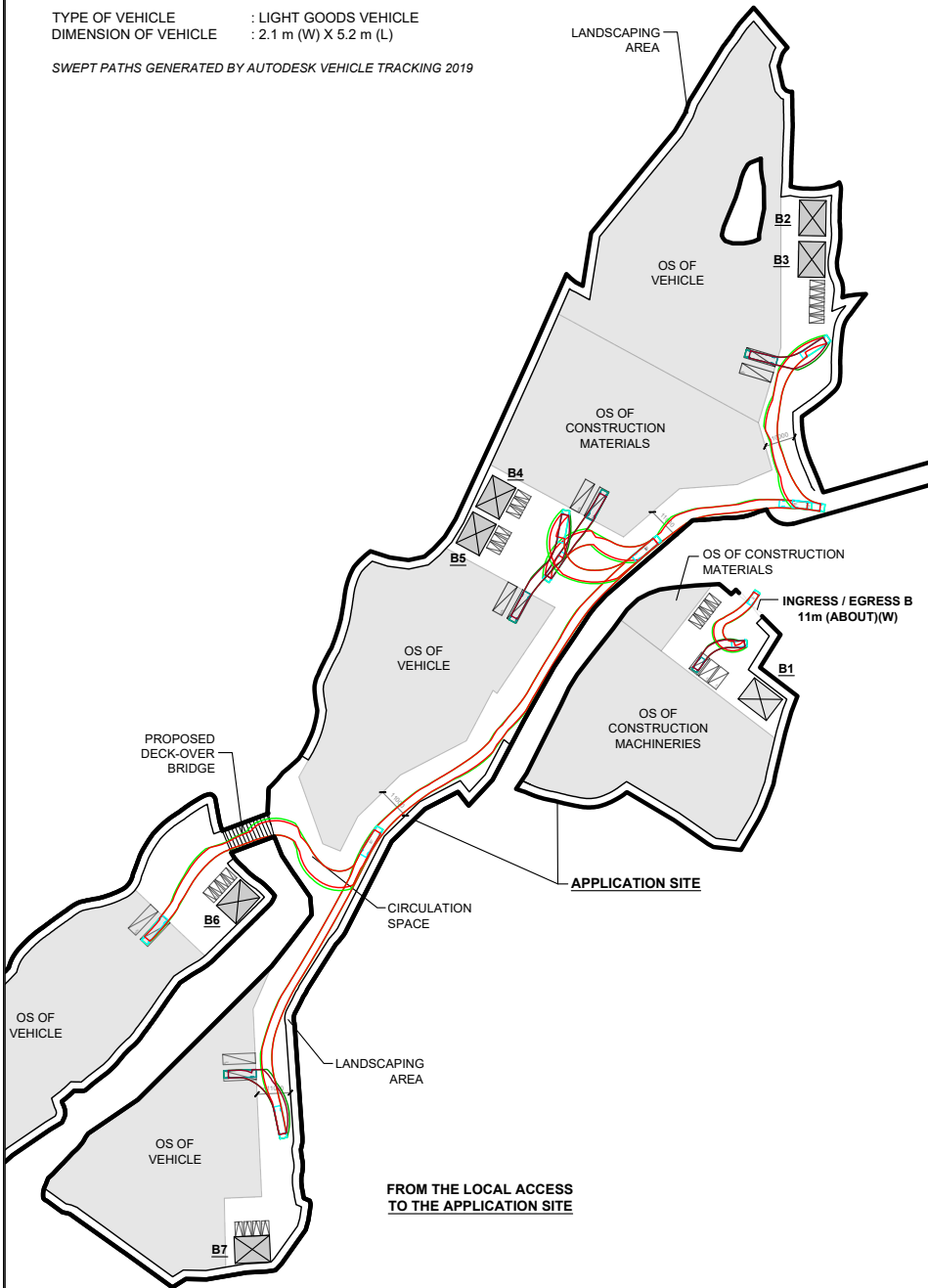
DWG NO.	VER.
PLAN 10	001

SWEPT PATH ANALYSIS

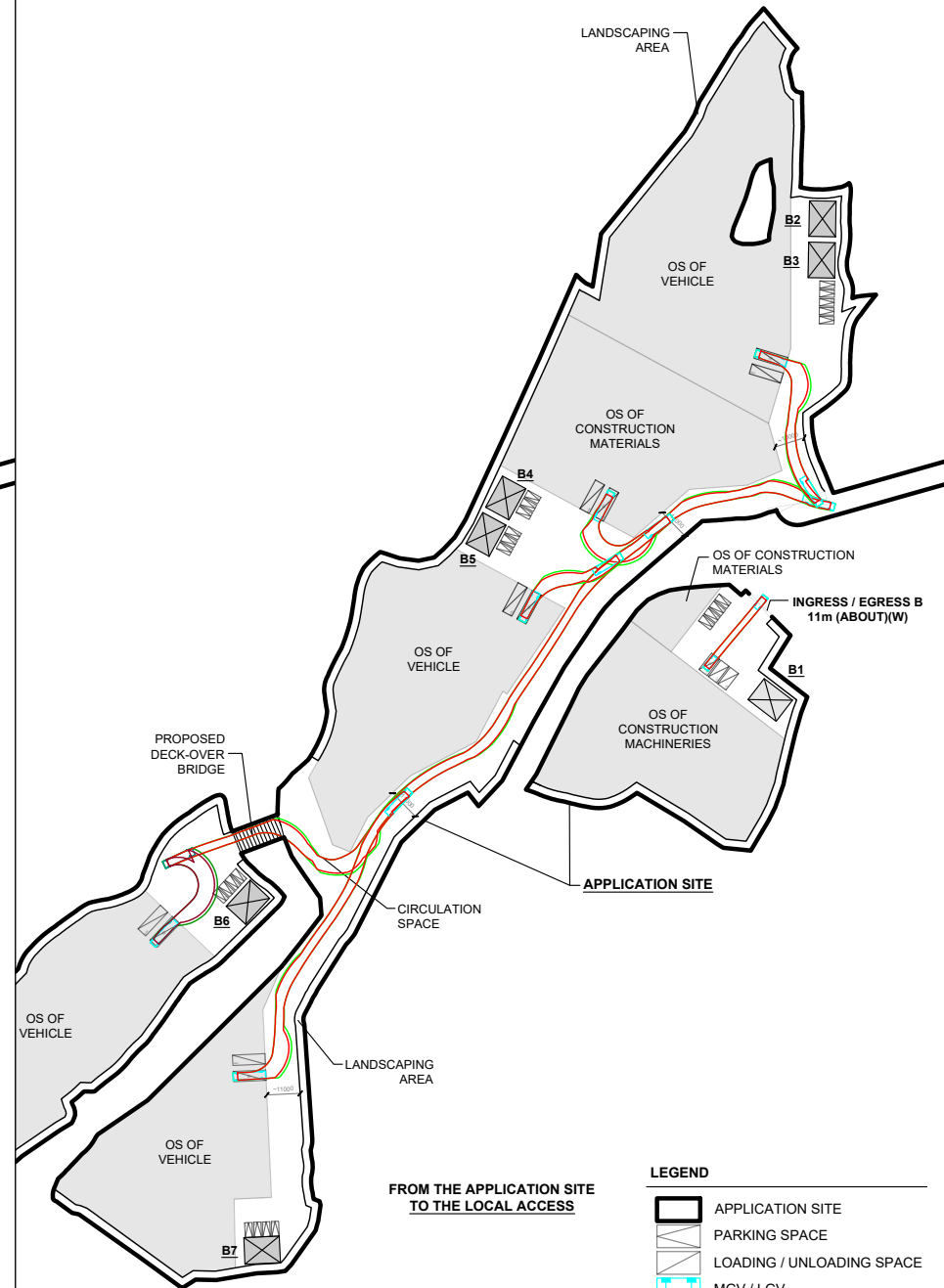
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



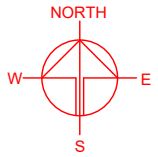
FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- MG / LGV
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND AND FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 2500 @ A4

DRAWN BY MN	DATE 31.1.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 12	VER. 001
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