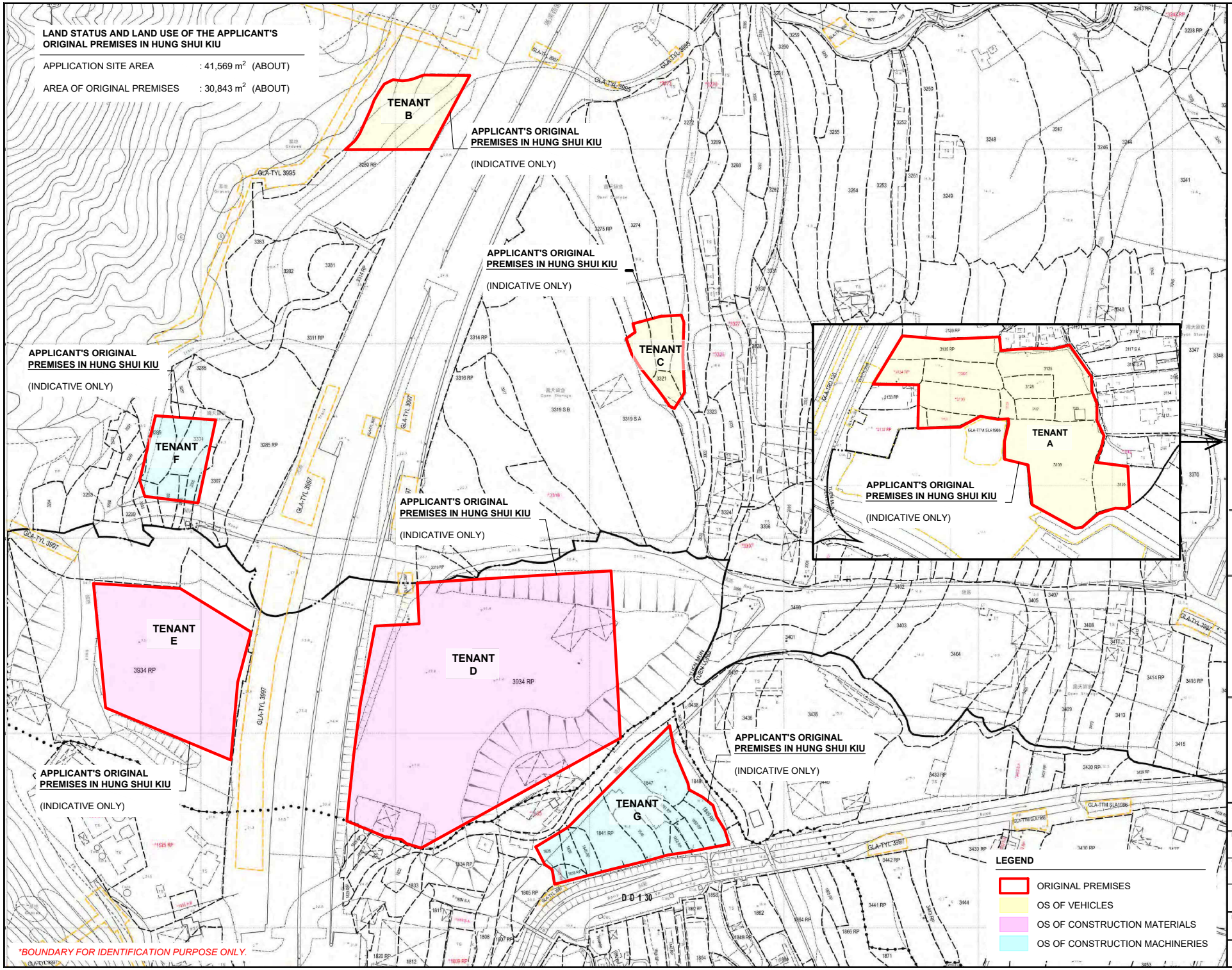

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R-Riches Property Consultants Ltd.

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

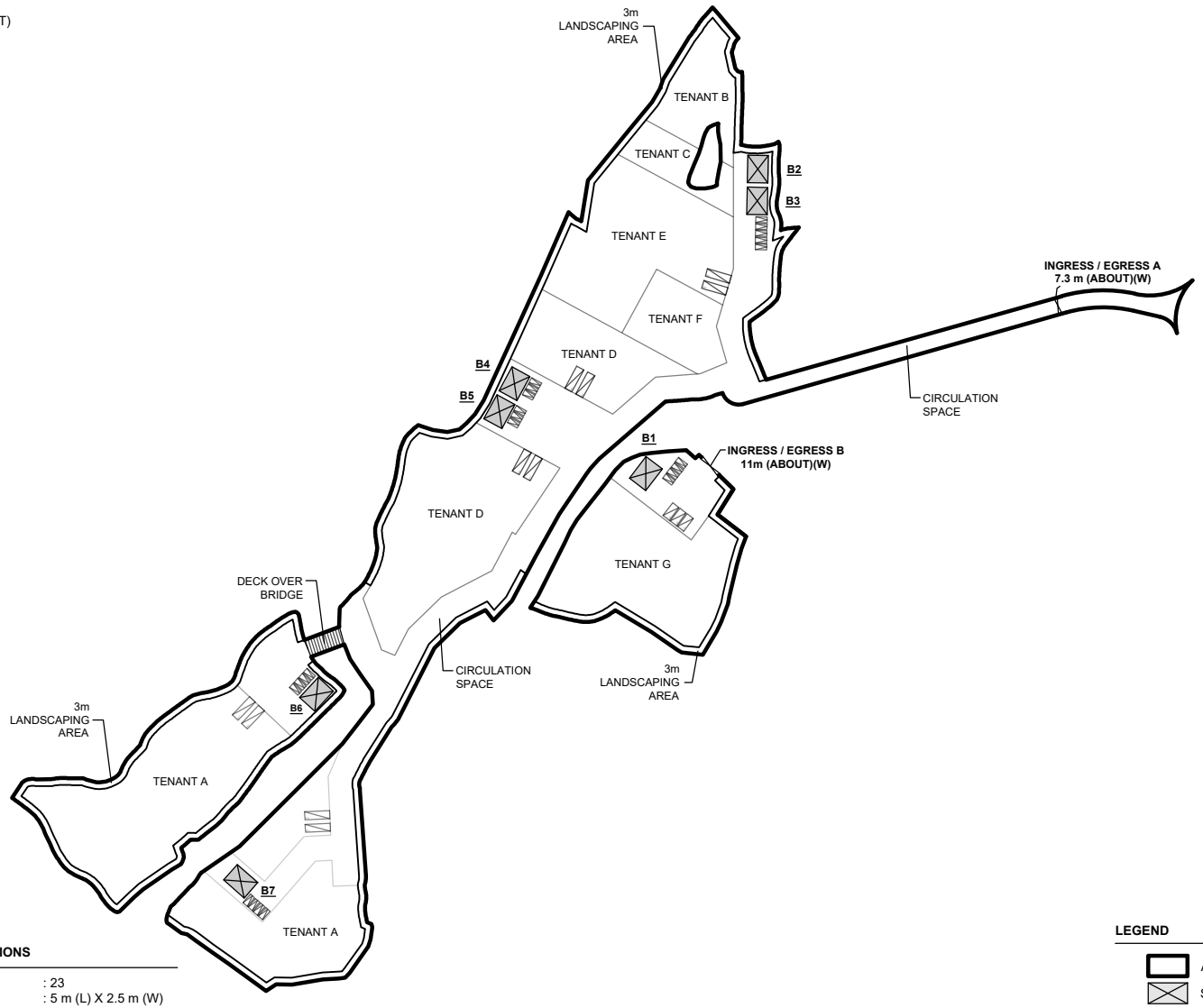
VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 2500 @ A4
DRAWN BY	MN
DATE	25.7.2024
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	OP (LOCATION AND USE)
DWG NO.	PLAN 1
VER.	002

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 m^2** (ABOUT)	**1,512 m^2** (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
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (MGV)
- INGRESS / EGRESS

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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

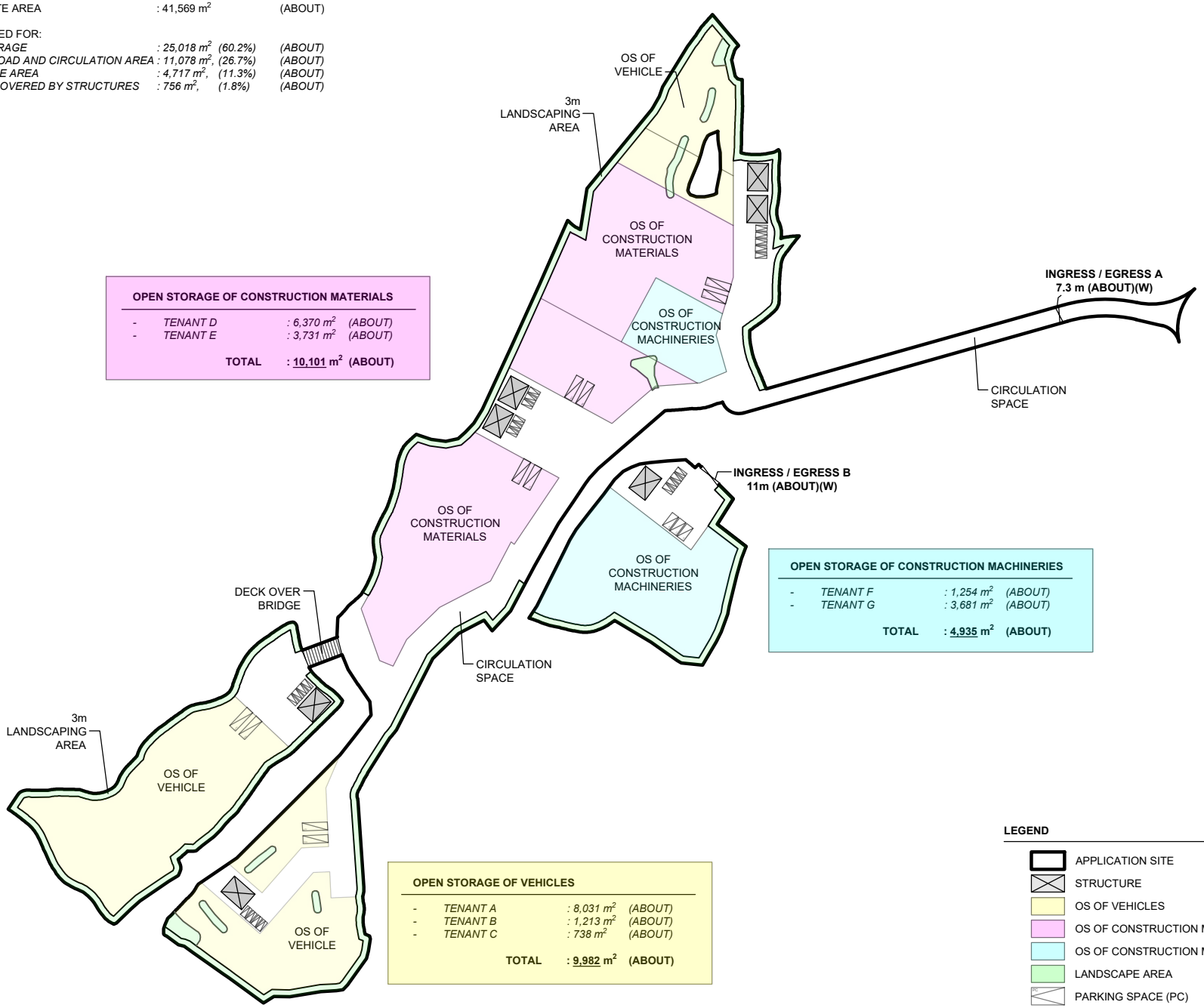
SITE LOCATION

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

SCALE	1 : 3000 @ A4
DRAWN BY: MN	DATE: 25.7.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAYOUT PLAN
DWG NO.: PLAN 2	VER.: 003

LAND USE DISTRIBUTION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 41,569 m^2		(ABOUT)
AREA DESIGNATED FOR:			
- *OPEN STORAGE*	*: 25,018 m^2*	*(60.2%)*	*(ABOUT)*
- *ACCESS ROAD AND CIRCULATION AREA*	*: 11,078 m^2,*	*(26.7%)*	*(ABOUT)*
- *LANDSCAPE AREA*	*: 4,717 m^2,*	*(11.3%)*	*(ABOUT)*
- *AREA OF COVERED BY STRUCTURES*	*: 756 m^2,*	*(1.8%)*	*(ABOUT)*



OPEN STORAGE OF CONSTRUCTION MATERIALS

- *TENANT D*	*: 6,370 m^2*	*(ABOUT)*
- *TENANT E*	*: 3,731 m^2*	*(ABOUT)*
TOTAL	**: 10,101 m^2**	**(ABOUT)**

OPEN STORAGE OF CONSTRUCTION MACHINERIES

- *TENANT F*	*: 1,254 m^2*	*(ABOUT)*
- *TENANT G*	*: 3,681 m^2*	*(ABOUT)*
TOTAL	**: 4,935 m^2**	**(ABOUT)**

OPEN STORAGE OF VEHICLES

- *TENANT A*	*: 8,031 m^2*	*(ABOUT)*
- *TENANT B*	*: 1,213 m^2*	*(ABOUT)*
- *TENANT C*	*: 738 m^2*	*(ABOUT)*
TOTAL	**: 9,982 m^2**	**(ABOUT)**

LEGEND

- APPLICATION SITE
- STRUCTURE
- OS OF VEHICLES
- OS OF CONSTRUCTION MATERIALS
- OS OF CONSTRUCTION MACHINERIES
- LANDSCAPE AREA
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (MGV)
- INGRESS / EGRESS

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

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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	25.7.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

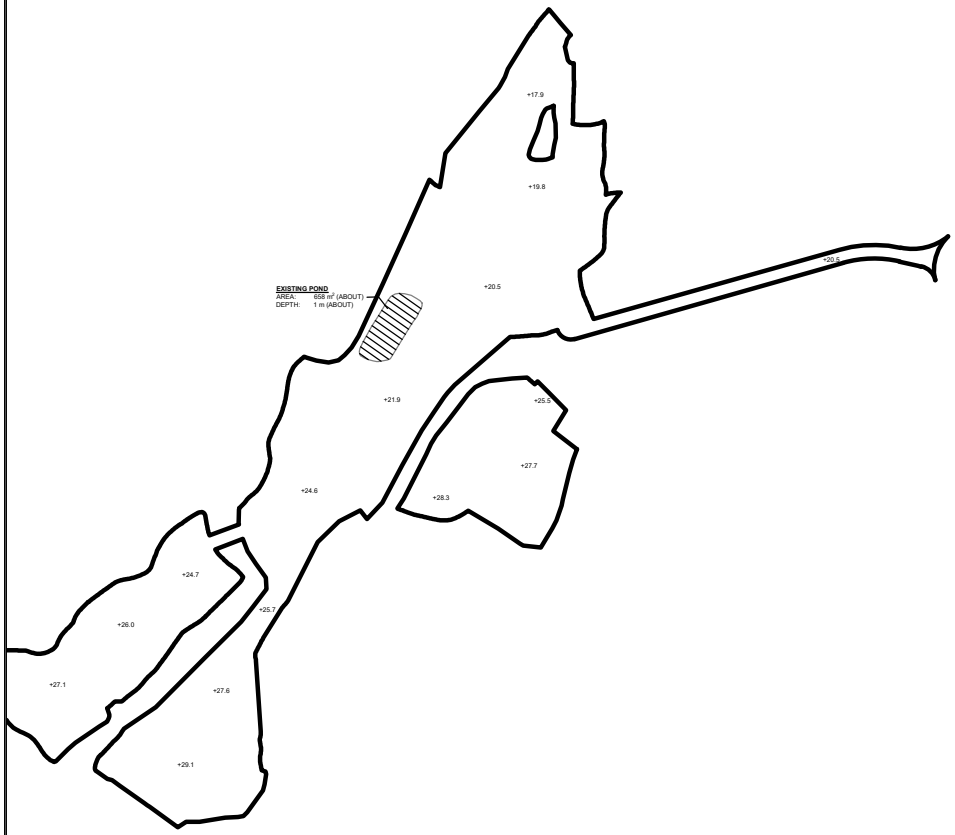
LAND USE DISTRIBUTION

DWG NO.	VER.
PLAN 3	003

EXISTING SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 41,569 m^2	(ABOUT)
EXISTING SITE LEVELS	: +17.9 mPD - 29.1 mPD	(ABOUT)
AREA OF THE EXISTING POND	: 658 m^2	(ABOUT)
DEPTH OF EXISTING POND	: 1 m	(ABOUT)

THE EXISTING SITE LEVELS ARE FOR REFERENCE ONLY. EXACT DEPTH OF FILLING AND EXCAVATION ARE SUBJECT TO DETAILED SURVEY.



LEGEND

	APPLICATION SITE
+3.0	EXISTING SITE LEVEL

PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF POND

APPLICATION SITE AREA	: 41,569 m^2	(ABOUT)
PROPOSED SITE LEVELS	: +22.0 mPD - 26.0 mPD	(ABOUT)

DETAILS OF FILLING OF LAND

FILLING OF LAND AREA	: 36,194 m^2	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 4.1 m	
MATERIAL OF FILLING	: SOIL AND CONCRETE	

DETAILS OF EXCAVATION OF LAND

EXCAVATION OF LAND AREA	: 14,142 m^2	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 3.3 m	

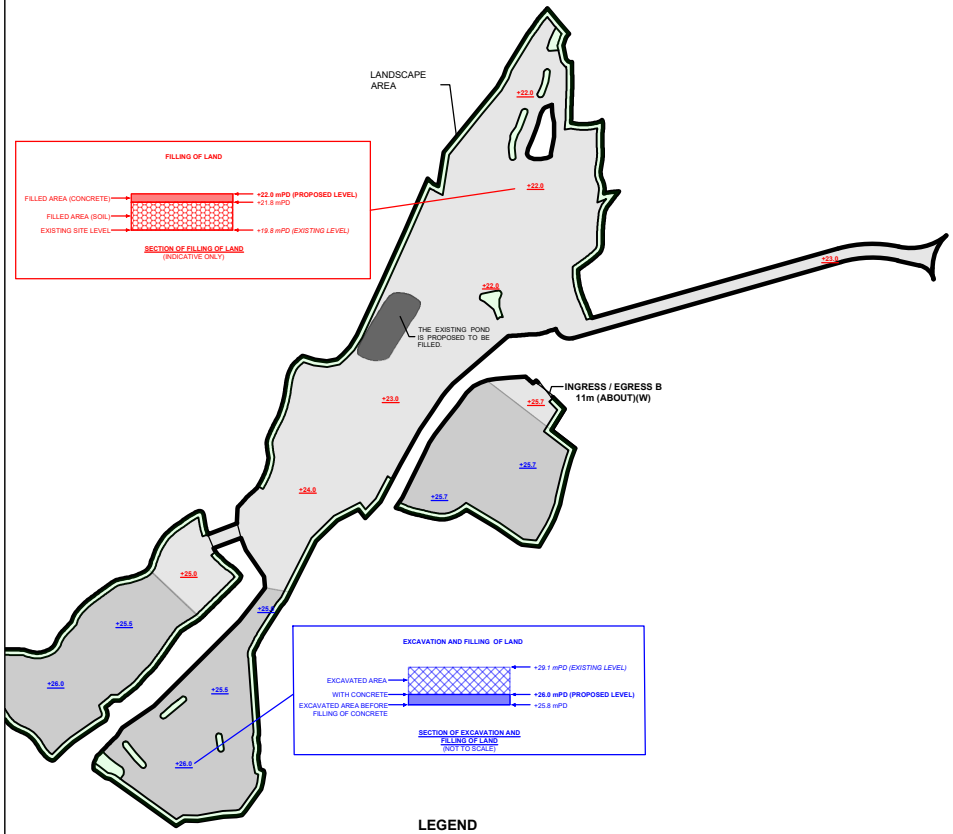
DETAILS OF FILLING OF POND

FILLING OF POND AREA	: 658 m^2	(ABOUT)
DEPTH OF EXISTING POND	: 1 m	(ABOUT)

LANDSCAPE AREA	: 4,717 m^2	(ABOUT)

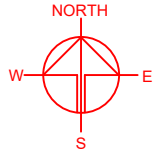
SITE LEVELS OF THE PROPOSED FILLING AND EXCAVATION WORKS ALREADY INCLUDED THE 0.2m OF CONCRETE TO FACILITATE A FLAT SURFACE FOR SITE FORMATION OF STRUCTURE, OPEN STORAGE AND CIRCULATION PURPOSES.

EXACT DEPTH OF FILLING AND EXCAVATION ARE SUBJECT TO DETAILED SURVEY.



LEGEND

	APPLICATION SITE
	AREA COVERED BY CONCRETE
+3.0	PROPOSED SITE LEVEL AFTER FILLING OF LAND
+3.0	PROPOSED SITE LEVEL AFTER EXCAVATION AND FILLING OF LAND
	LANDSCAPE AREA



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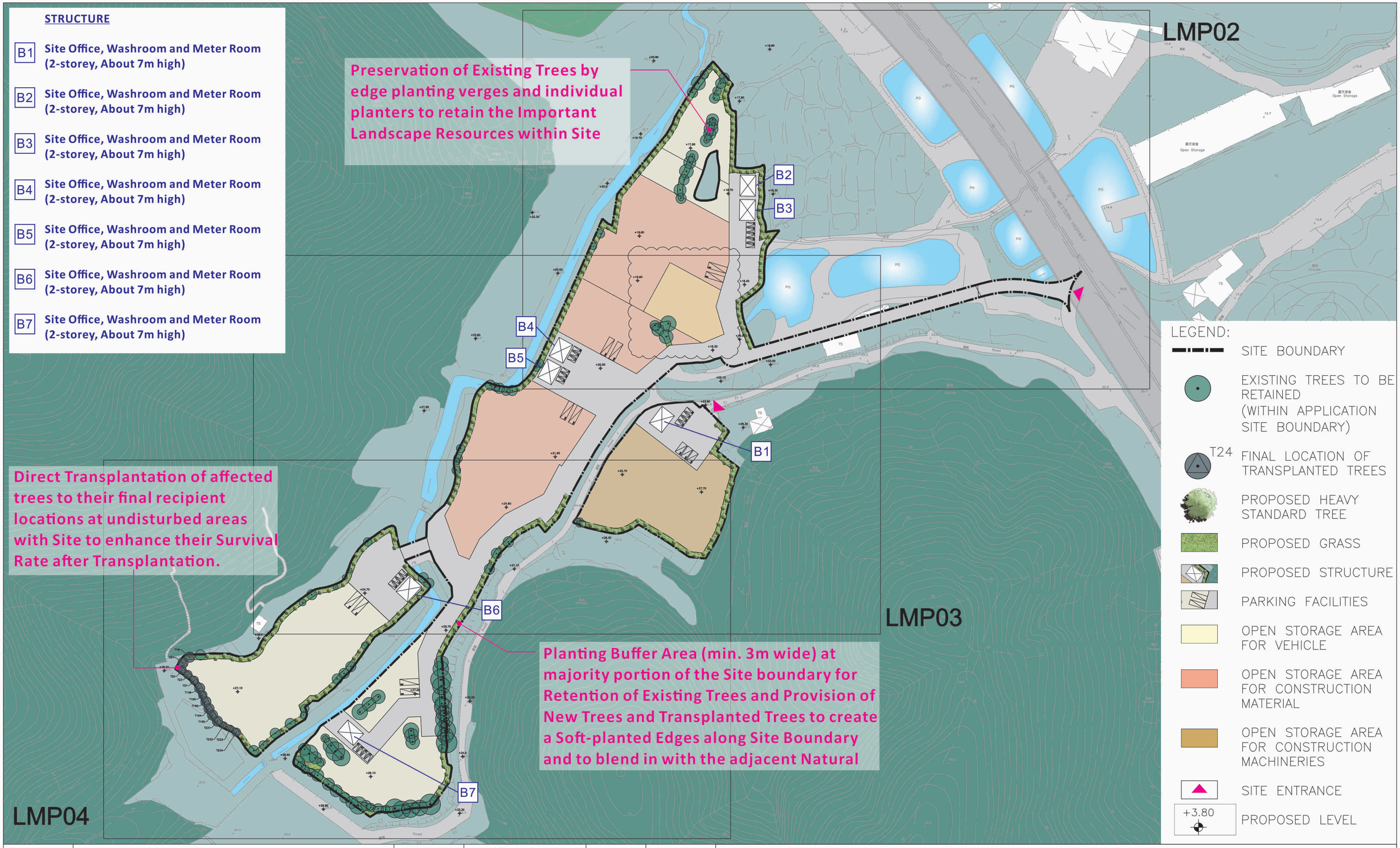
PROJECT

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 : 4000 @ A4
DRAWN BY: MN	DATE: 16.2.2024
REVISED BY: LT	DATE: 22.8.2024
APPROVED BY	DATE
DWG. TITLE	FILLING AND EXCA. OF LAND
DWG NO.: PLAN 4	VER.: 001



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	06/02/2024	ANK	TEL
B	GENERAL AMENDMENT	CADD	23/04/2024	ANK	TEL
C	GENERAL AMENDMENT	CADD	02/09/2024	ANK	TEL

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

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PROJECT 工程項目
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND AT VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 比例: 1:2000
DESIGNED 設計: TEL
DATE 日期: OCT 2023
DRAWN 繪圖: CAD
DRAWING TITLE 圖紙名稱: LANDSCAPE MASTER PLAN (OVERALL VIEW)
REVISION 校訂: C
CHECKED 審核: TEL
DRAWING NUMBER 圖號: LMP01
APPROVED 審批: TEL

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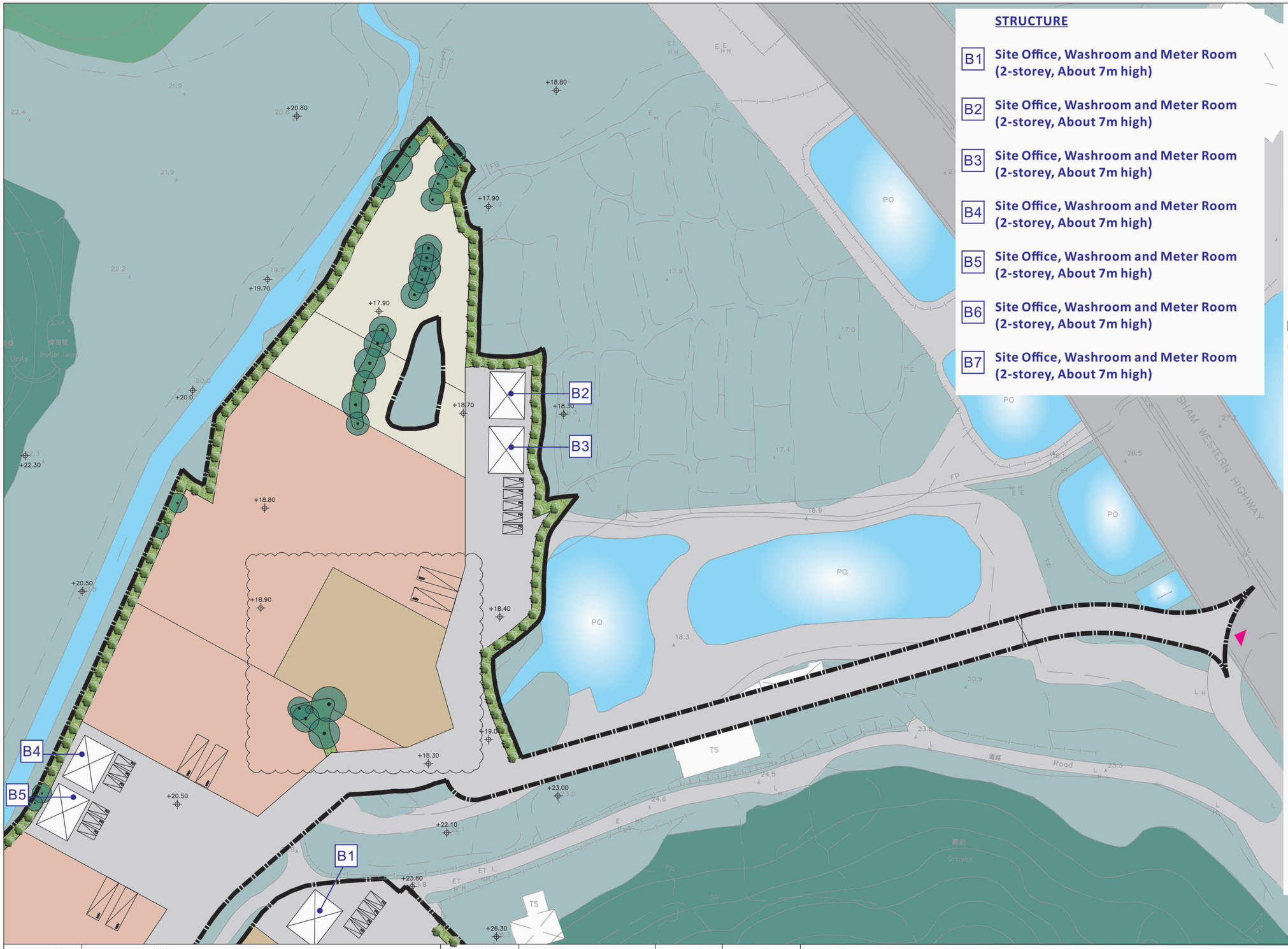
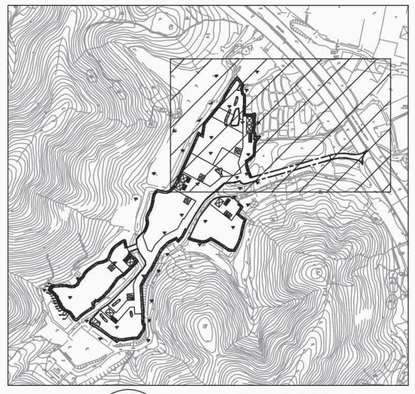
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計、景觀建築
FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 – 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔譚臣道5－11號信邦商業大廈17樓A室
TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

CAD FILENAME : C2331–LMP01



STRUCTURE

B1	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B2	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B3	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B4	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B5	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B6	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B7	Site Office, Washroom and Meter Room (2-storey, About 7m high)



KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- T24 FINAL LOCATION OF TRANSPLANTED TREES
- PROPOSED HEAVY STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- OPEN STORAGE AREA FOR VEHICLE
- OPEN STORAGE AREA FOR CONSTRUCTION MATERIAL
- OPEN STORAGE AREA FOR CONSTRUCTION MACHINERIES
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	06/02/2024	ANK	TEL
B	GENERAL AMENDMENT	CADD	23/04/2024	ANK	TEL
C	GENERAL AMENDMENT	CADD	02/09/2024	ANK	TEL

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PROJECT 工程項目
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND AT VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (SHEET 1 OF 3)

SCALE 比例: 1:1000
DATE 日期: OCT 2023
REVISION 校訂: C
DRAWING NUMBER 圖號: LMP02
DESIGNED 設計: TEL
DRAWN 繪圖: CAD
CHECKED 審核: TEL
APPROVED 審批: TEL

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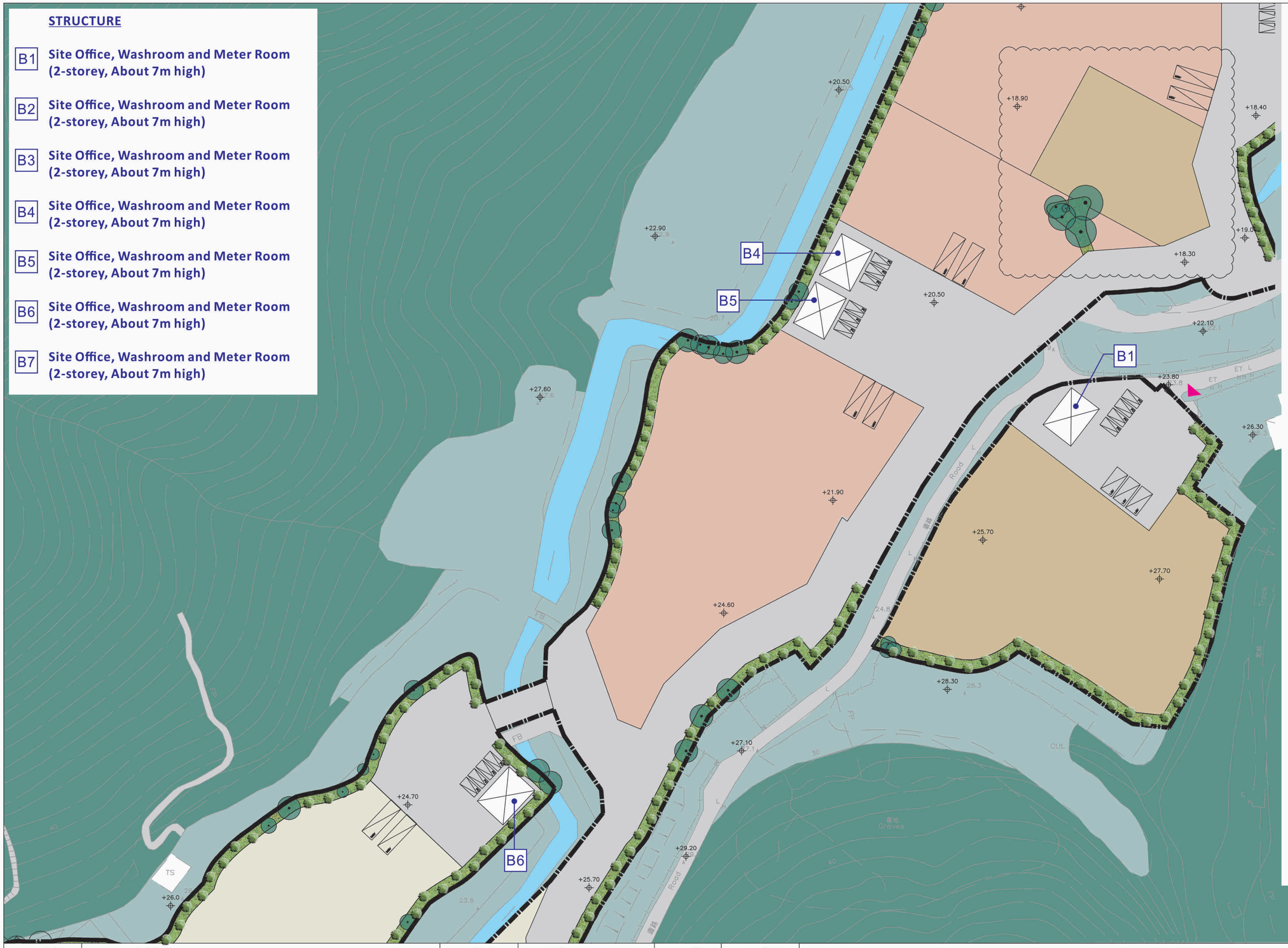
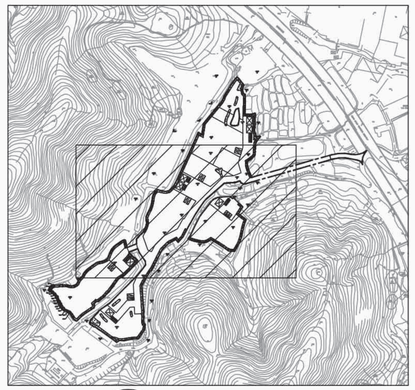
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築
FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 – 11 THOMSON ROAD, WAN CHAI, HONG KONG 香港灣仔譚臣道5–11號信邦商業大廈17樓A室
TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

CAD FILENAME : C2331–LMP02

STRUCTURE

B1	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B2	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B3	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B4	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B5	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B6	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B7	Site Office, Washroom and Meter Room (2-storey, About 7m high)





KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- T24 FINAL LOCATION OF TRANSPLANTED TREES
- PROPOSED HEAVY STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- OPEN STORAGE AREA FOR VEHICLE
- OPEN STORAGE AREA FOR CONSTRUCTION MATERIAL
- OPEN STORAGE AREA FOR CONSTRUCTION MACHINERIES
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	06/02/2024	ANK	TEL
B	GENERAL AMENDMENT	CADD	23/04/2024	ANK	TEL
C	GENERAL AMENDMENT	CADD	02/09/2024	ANK	TEL

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PROJECT 工程項目
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND AT VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (SHEET 2 OF 3)

SCALE 比例: 1:1000
DATE 日期: OCT 2023
REVISION 校訂: C
DRAWING NUMBER 圖號: LMP03

DESIGNED 設計: TEL
DRAWN 繪圖: CAD
CHECKED 審核: TEL
APPROVED 審批: TEL

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LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築
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TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

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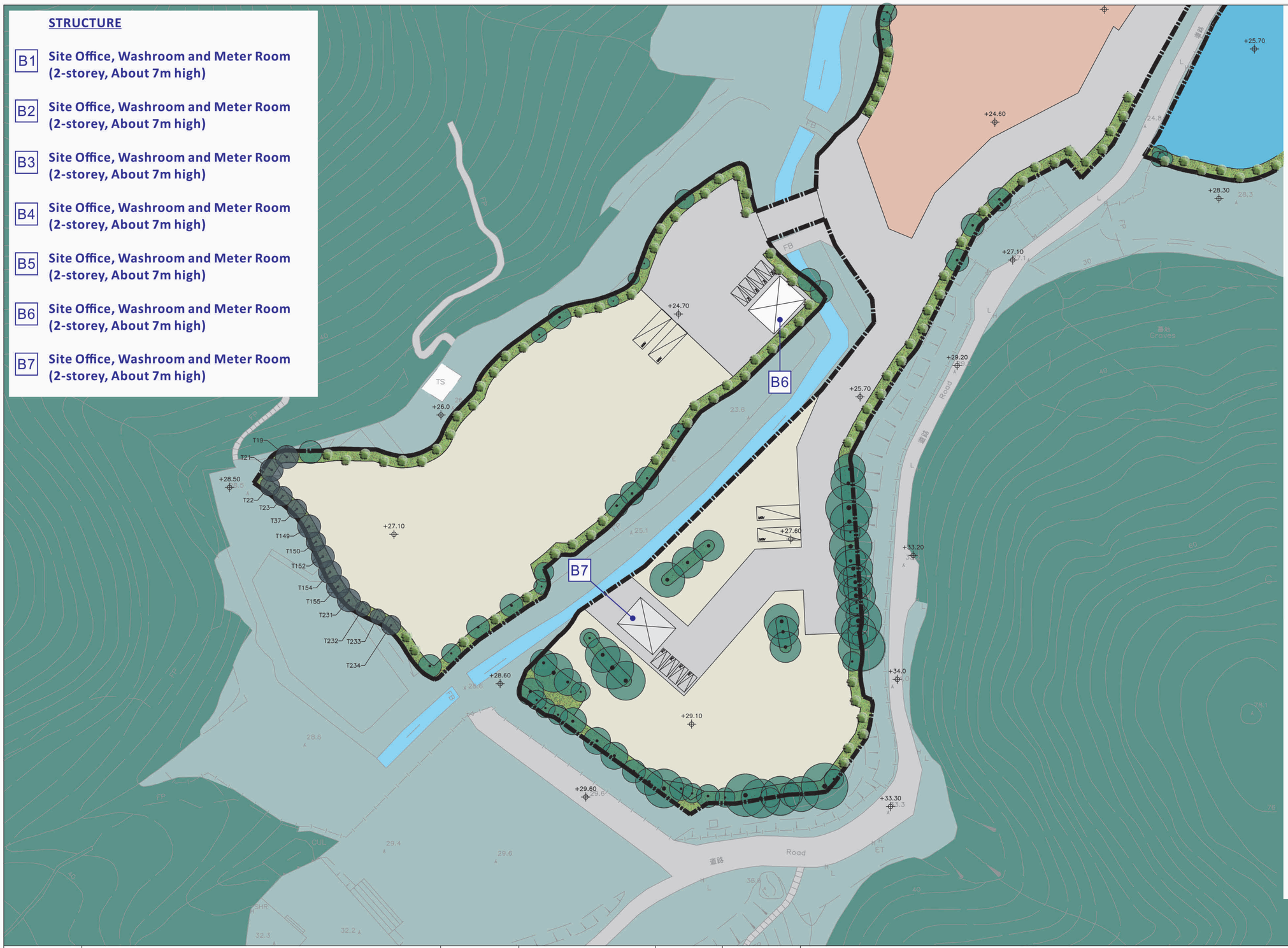
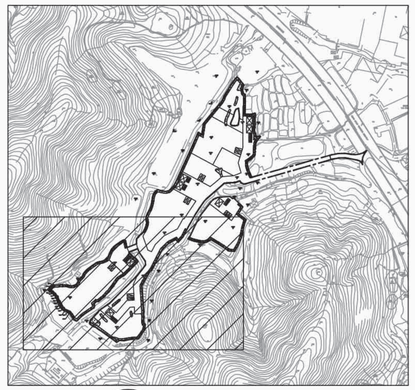


STRUCTURE

B1	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B2	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B3	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B4	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B5	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B6	Site Office, Washroom and Meter Room (2-storey, About 7m high)
B7	Site Office, Washroom and Meter Room (2-storey, About 7m high)



KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- T24 FINAL LOCATION OF TRANSPLANTED TREES
- PROPOSED HEAVY STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- OPEN STORAGE AREA FOR VEHICLE
- OPEN STORAGE AREA FOR CONSTRUCTION MATERIAL
- OPEN STORAGE AREA FOR CONSTRUCTION MACHINERIES
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	06/02/2024	ANK	TEL
B	GENERAL AMENDMENT	CADD	23/04/2024	ANK	TEL
C	GENERAL AMENDMENT	CADD	02/09/2024	ANK	TEL

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PROJECT 工程項目
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND AT VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (SHEET 3 OF 3)

SCALE 比例: 1:1000
DATE 日期: OCT 2023
REVISION 校訂: C
DRAWING NUMBER 圖號: LMP04
DESIGNED 設計: TEL
DRAWN 繪圖: CAD
CHECKED 審核: TEL
APPROVED 審批: TEL

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LANDES LIMITED 景觀設計有限公司
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計，景觀建築
FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 – 11 THOMSON ROAD, WAN CHAI, HONG KONG 香港灣仔湯臣道5–11號信邦商業大廈17樓A室
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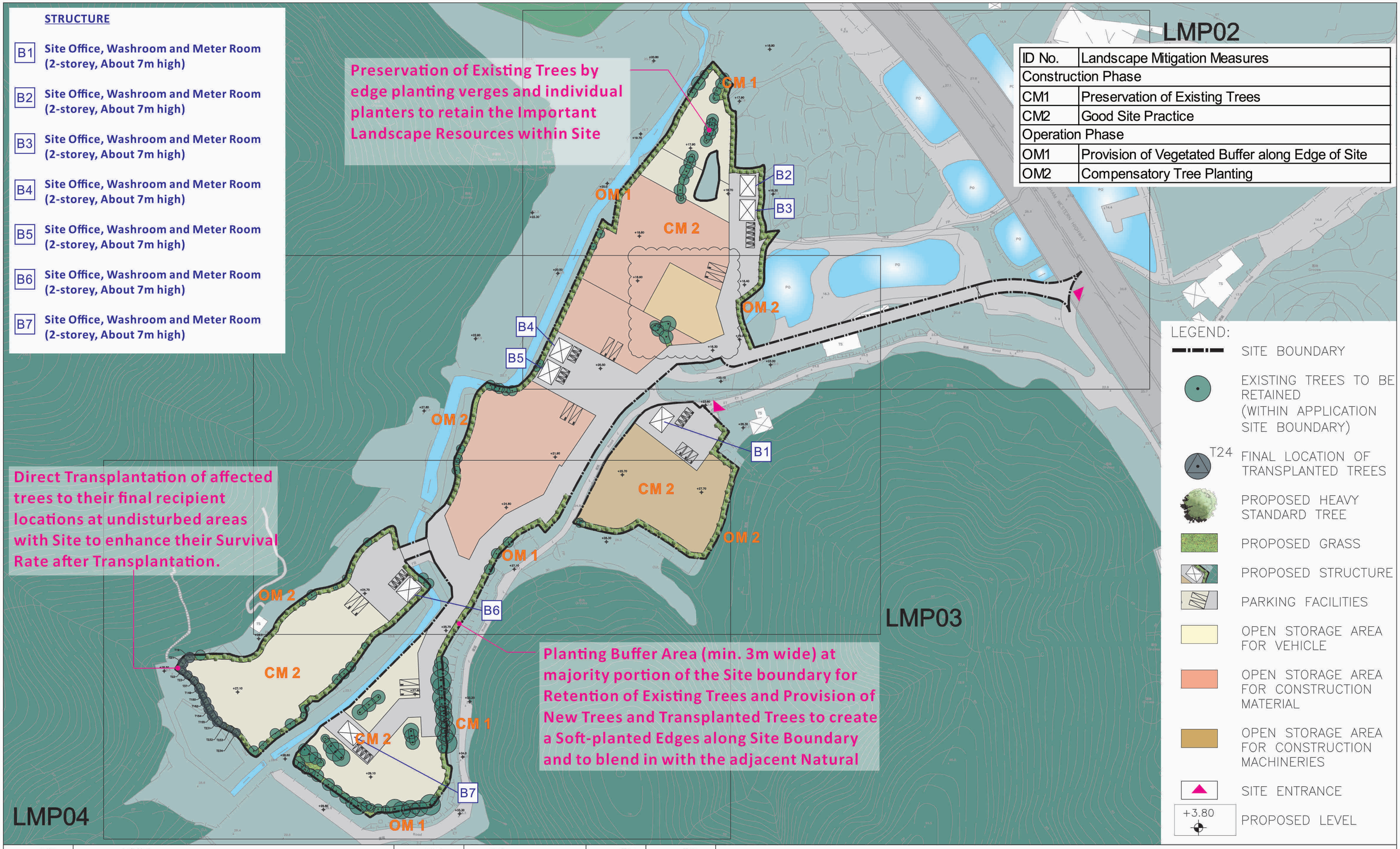
CAD FILENAME : C2331–LMP04



ID No.	Landscape Mitigation Measures
Construction Phase	
CM1	Preservation of Existing Trees
CM2	Good Site Practice
Operation Phase	
OM1	Provision of Vegetated Buffer along Edge of Site
OM2	Compensatory Tree Planting

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

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PROJECT 工程項目
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION MACHINERIES AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND AT VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 比例

DATE 日期

DESIGNED 設計 TEL

DRAWN 繪圖 CAD

DRAWING TITLE 圖紙名稱
LANDSCAPE MITIGATION PLAN

REVISION 校訂 —

DRAWING NUMBER 圖號 FIGURE 8.7

CHECKED 審核 TEL

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