

## LIST OF PLANS

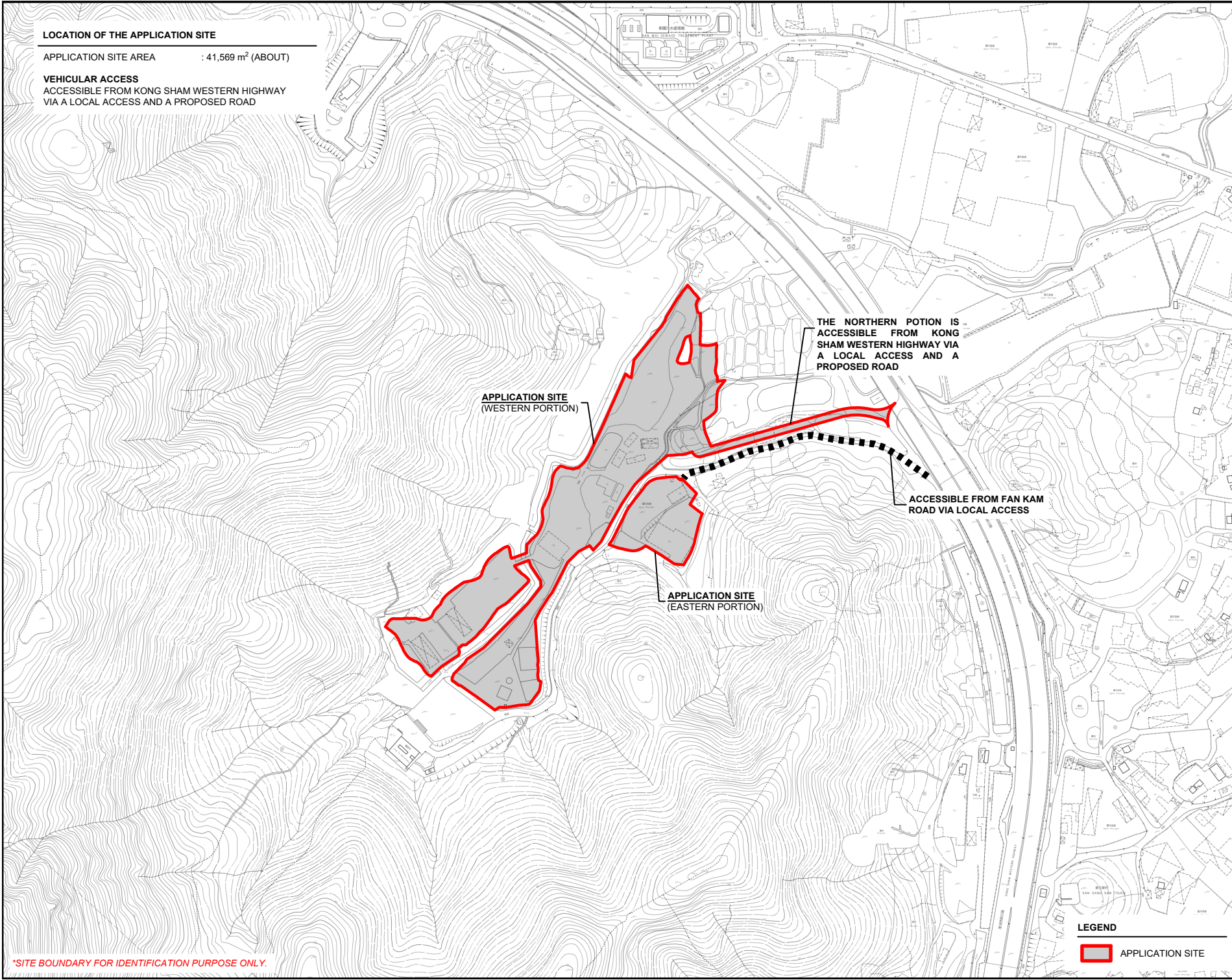
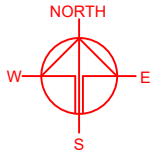
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Application Site
<b>Plan 3</b>	Plan showing the Land Status of the Application Site
<b>Plan 4</b>	Plan showing the Locations of the Applicant's Original Premises in Hung Shui Kiu
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**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

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



APPLICATION SITE  
(WESTERN PORTION)

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

APPLICATION SITE  
(EASTERN PORTION)

ACCESSIBLE FROM FAN KAM  
ROAD VIA LOCAL ACCESS

**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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

MN

DATE

8.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

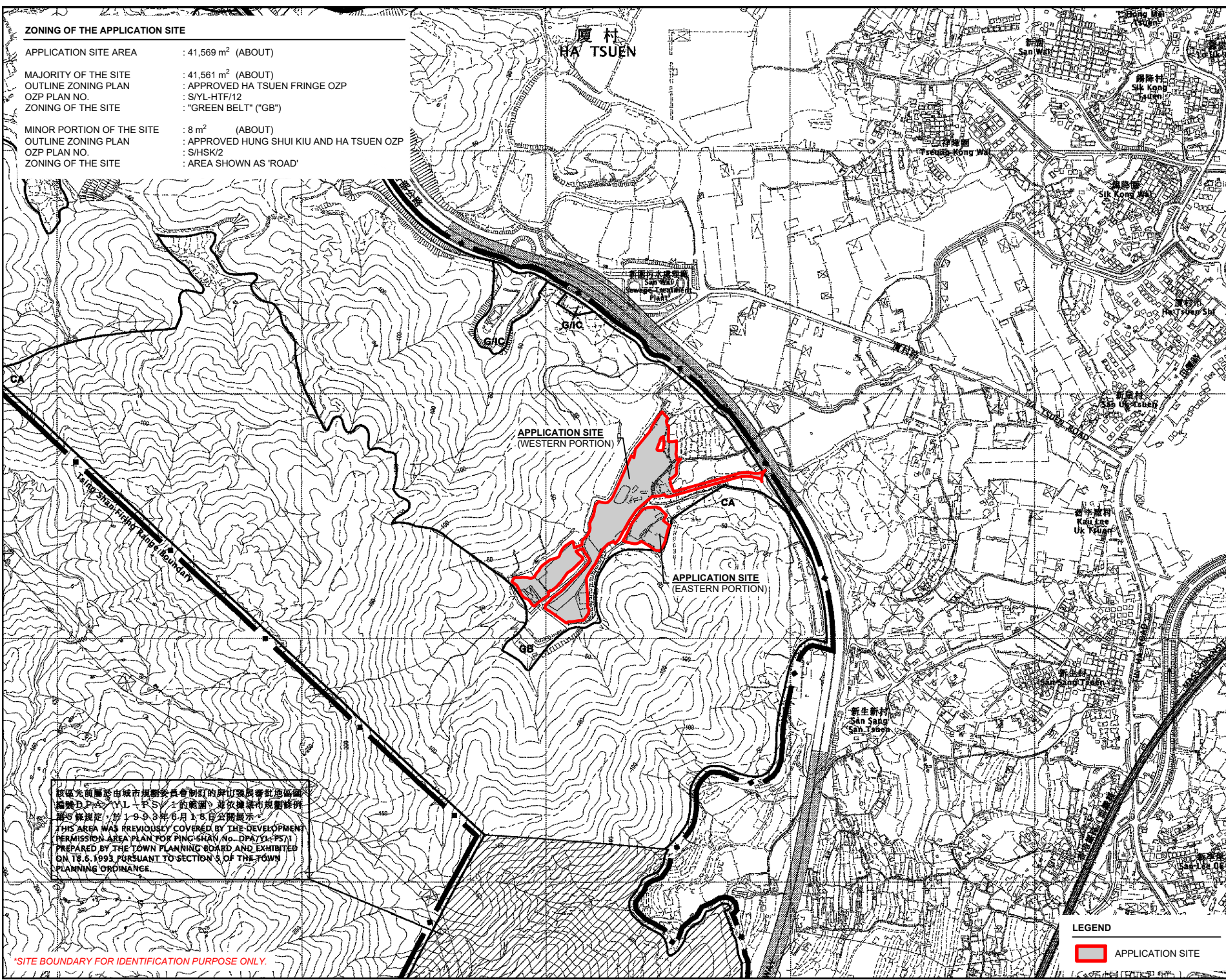
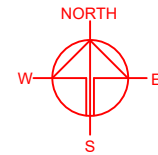
VER.

001



**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
 MAJORITY OF THE SITE : 41,561 m<sup>2</sup> (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 m<sup>2</sup> (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'



該區先前屬於由城市規劃委員會制訂的屏山發展審批地區圖  
 編號DPA/VL-PS/1的範圍，並依據城市規劃條例  
 第5條規定，於1993年6月18日公開展示。  
 THIS AREA WAS PREVIOUSLY COVERED BY THE DEVELOPMENT  
 PERMISSION AREA PLAN FOR PING SHAN (NO. DPA/VL-PS/1)  
 PREPARED BY THE TOWN PLANNING BOARD AND EXHIBITED  
 ON 18.6.1993 PURSUANT TO SECTION 5 OF THE TOWN  
 PLANNING ORDINANCE.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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

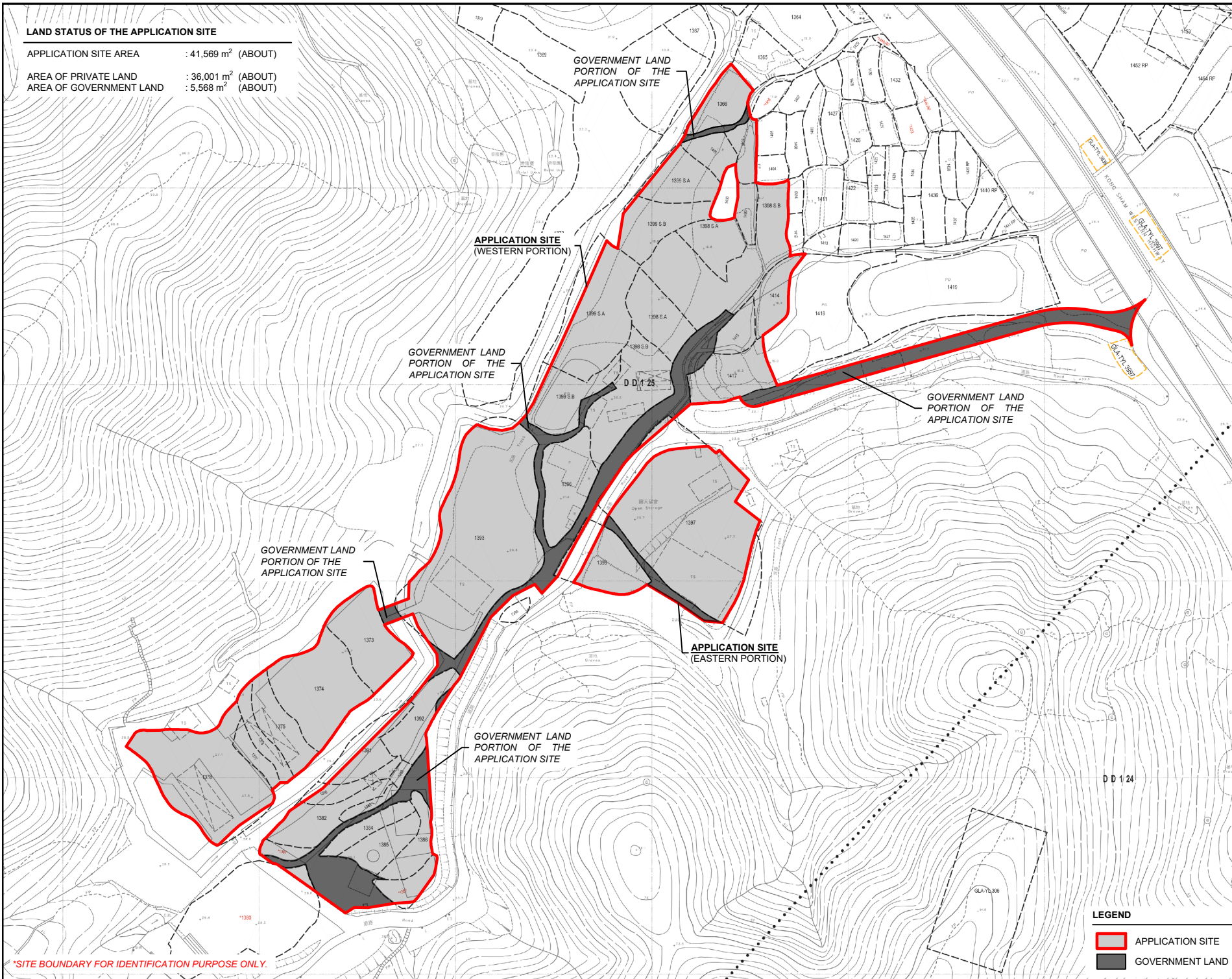
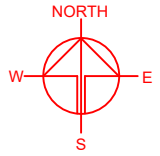
SCALE 1: 10000 @ A4	
DRAWN BY MN	DATE 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

**LEGEND**  
 APPLICATION SITE



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 36,001 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 5,568 m<sup>2</sup> (ABOUT)



APPLICATION SITE  
(WESTERN PORTION)

GOVERNMENT LAND  
PORTION OF THE  
APPLICATION SITE

GOVERNMENT LAND  
PORTION OF THE  
APPLICATION SITE

GOVERNMENT LAND  
PORTION OF THE  
APPLICATION SITE

APPLICATION SITE  
(EASTERN PORTION)

GOVERNMENT LAND  
PORTION OF THE  
APPLICATION SITE

**LEGEND**

- APPLICATION SITE
- GOVERNMENT LAND

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 LAND STATUS

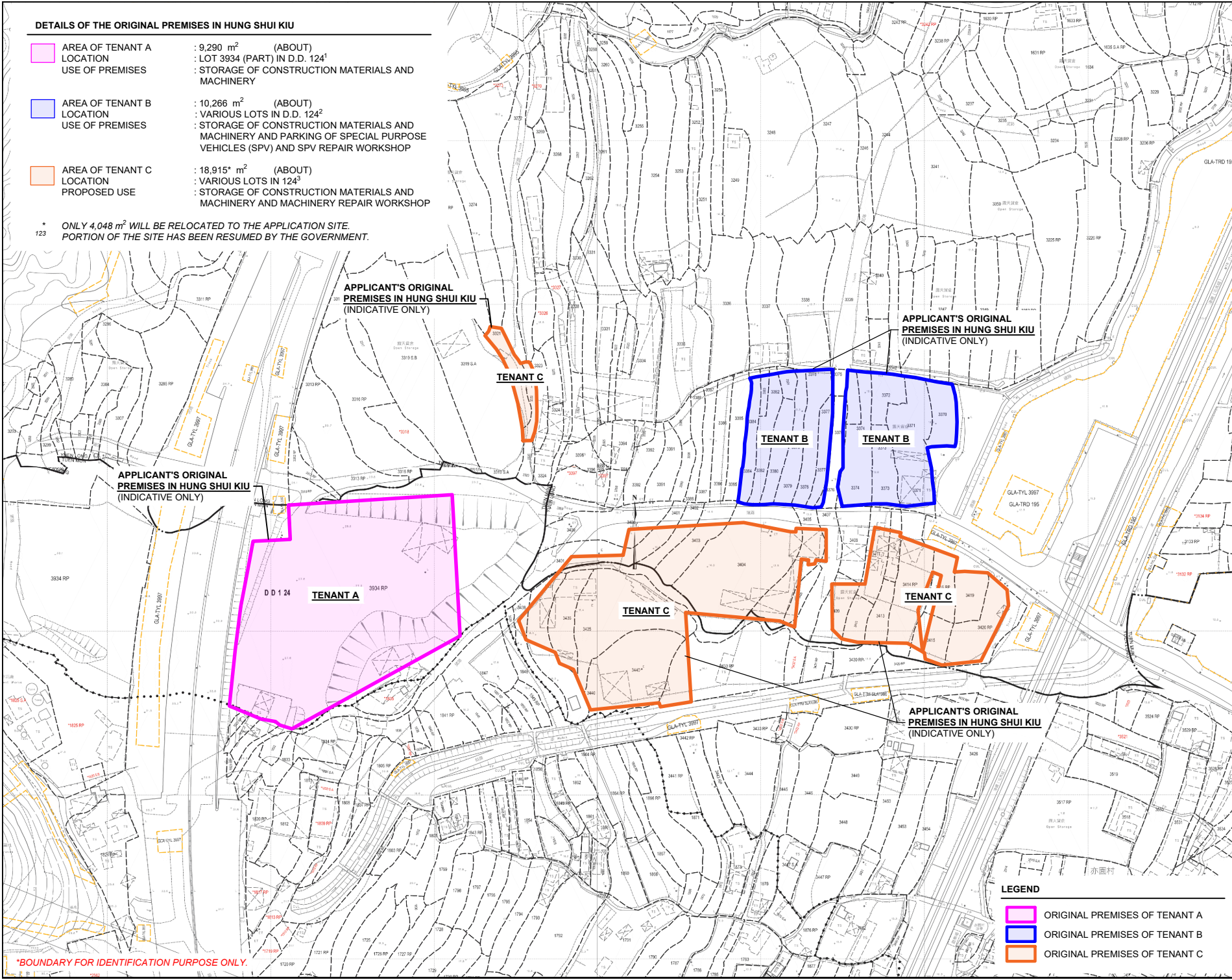
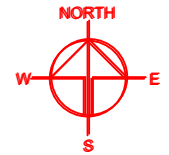
DWG. NO. PLAN 3	VER. 001
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**DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU**

- AREA OF TENANT A**  
**LOCATION** : 9,290 m<sup>2</sup> (ABOUT)  
**USE OF PREMISES** : LOT 3934 (PART) IN D.D. 124<sup>1</sup>  
 : STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
  
- AREA OF TENANT B**  
**LOCATION** : 10,266 m<sup>2</sup> (ABOUT)  
**USE OF PREMISES** : VARIOUS LOTS IN D.D. 124<sup>2</sup>  
 : STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND PARKING OF SPECIAL PURPOSE VEHICLES (SPV) AND SPV REPAIR WORKSHOP
  
- AREA OF TENANT C**  
**LOCATION** : 18,915\* m<sup>2</sup> (ABOUT)  
**PROPOSED USE** : VARIOUS LOTS IN 124<sup>3</sup>  
 : STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND MACHINERY REPAIR WORKSHOP

\* ONLY 4,048 m<sup>2</sup> WILL BE RELOCATED TO THE APPLICATION SITE.  
 † PORTION OF THE SITE HAS BEEN RESUMED BY THE GOVERNMENT.



PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

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 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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 8.11.2024
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
  - ORIGINAL PREMISES OF TENANT C

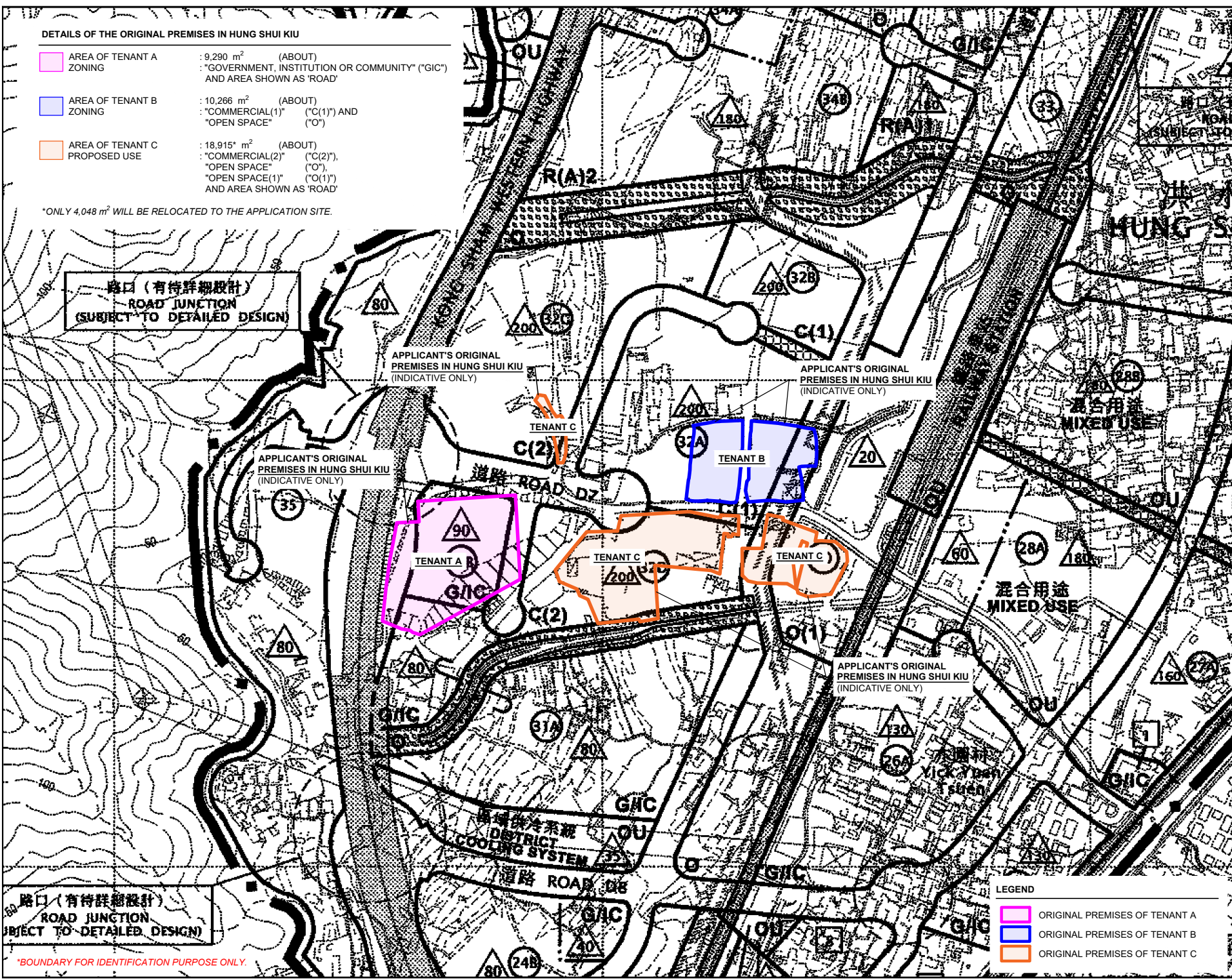
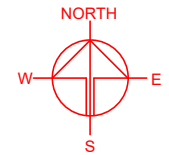
\* BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

- AREA OF TENANT A ZONING : 9,290 m<sup>2</sup> (ABOUT)  
 : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")  
 AND AREA SHOWN AS 'ROAD'
- AREA OF TENANT B ZONING : 10,266 m<sup>2</sup> (ABOUT)  
 : "COMMERCIAL(1)" ("C(1)") AND  
 "OPEN SPACE" ("O")
- AREA OF TENANT C PROPOSED USE : 18,915 m<sup>2</sup> (ABOUT)  
 : "COMMERCIAL(2)" ("C(2)"),  
 "OPEN SPACE" ("O"),  
 "OPEN SPACE(1)" ("O(1)")  
 AND AREA SHOWN AS 'ROAD'

\*ONLY 4,048 m<sup>2</sup> WILL BE RELOCATED TO THE APPLICATION SITE.



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)

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

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

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

- LEGEND
- ORIGINAL PREMISES OF TENANT A
  - ORIGINAL PREMISES OF TENANT B
  - ORIGINAL PREMISES OF TENANT C

PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED WAREHOUSE FOR CONSTRUCTION AND MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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

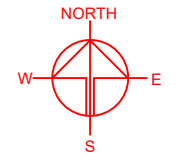
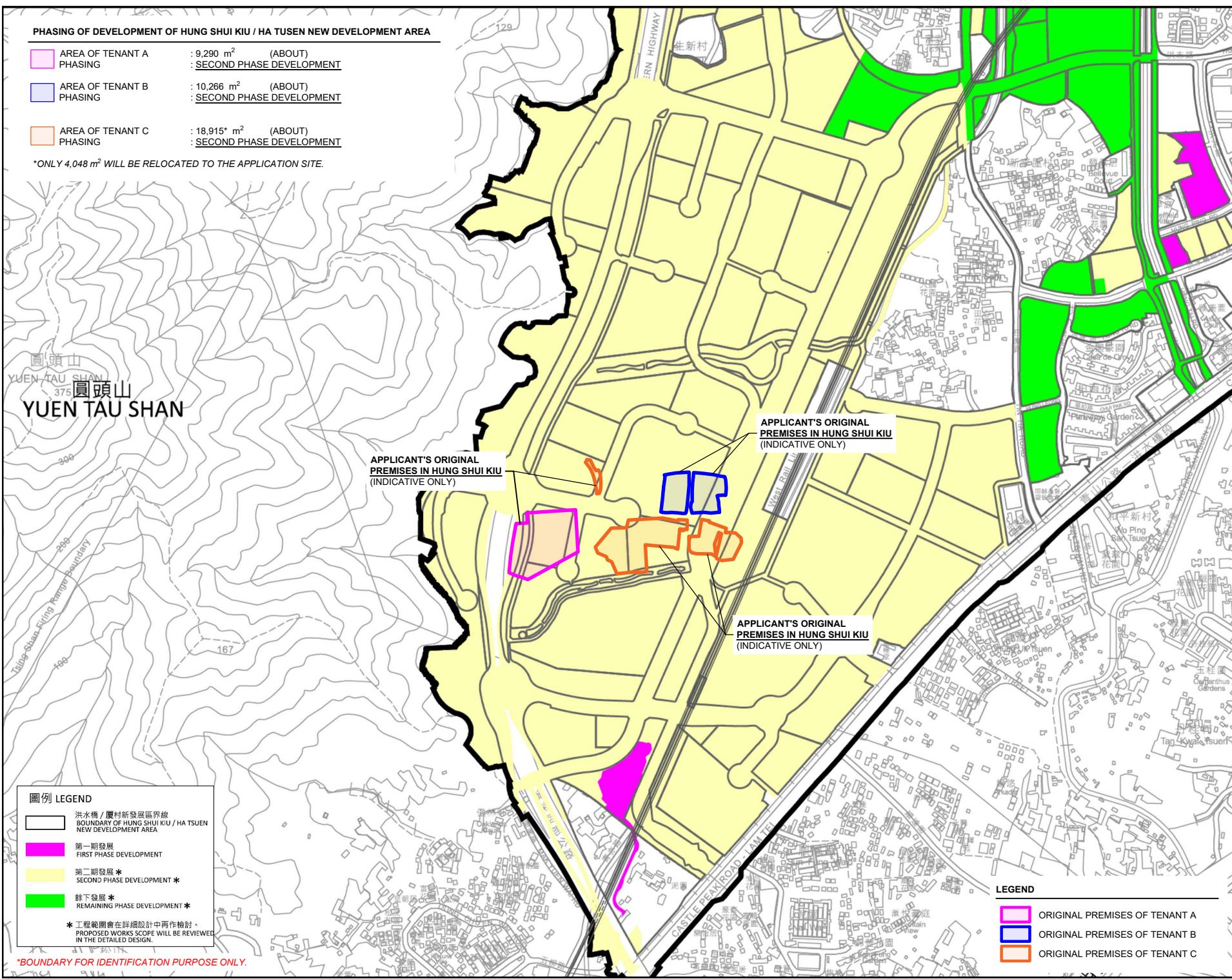
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DRAWN BY MN	DATE 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP - ZONING PLAN	
DWG NO. PLAN 5	VER. 001



**PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA**

- AREA OF TENANT A PHASING : 9,290 m<sup>2</sup> (ABOUT)  
: SECOND PHASE DEVELOPMENT
- AREA OF TENANT B PHASING : 10,266 m<sup>2</sup> (ABOUT)  
: SECOND PHASE DEVELOPMENT
- AREA OF TENANT C PHASING : 18,915\* m<sup>2</sup> (ABOUT)  
: SECOND PHASE DEVELOPMENT

\*ONLY 4,048 m<sup>2</sup> WILL BE RELOCATED TO THE APPLICATION SITE.



YUEN TAU SHAN  
圓頭山  
375  
YUEN TAU SHAN

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

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

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

**圖例 LEGEND**

- 洪水橋 / 圓頭山發展區界線  
BOUNDARY OF HUNG SHUI KIU / HA TSUEN 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 OF TENANT A
- ORIGINAL PREMISES OF TENANT B
- ORIGINAL PREMISES OF TENANT C

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

SITE LOCATION

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

SCALE

1: 10000 @ A4

DRAWN BY	DATE
MN	8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

HSK NDA PHASING

DWG NO.	VER.
PLAN 6	001

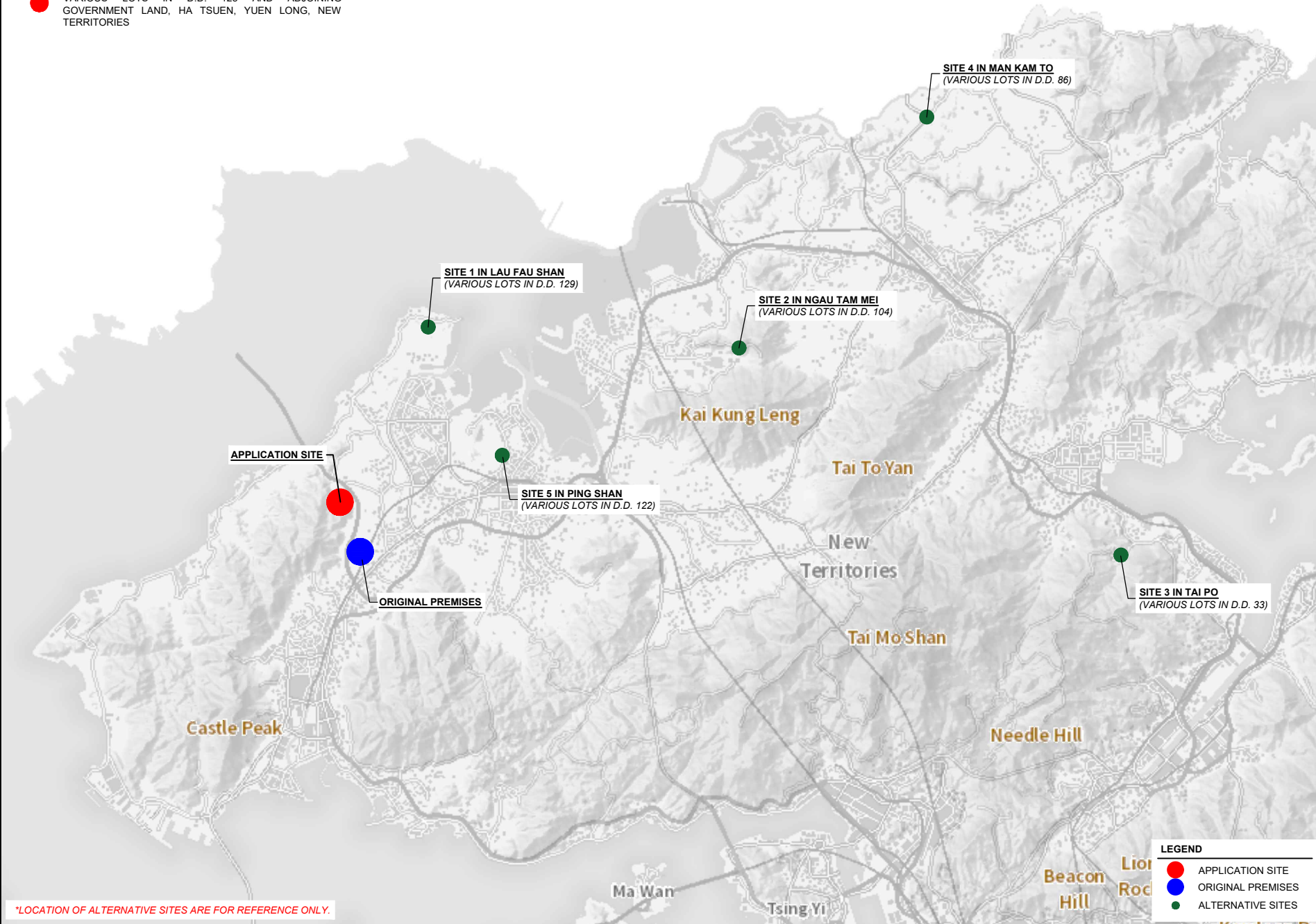
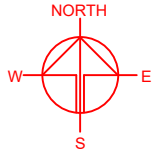


**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES**

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

**LOCATION OF THE APPLICATION SITE**

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



**LEGEND**

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

\*LOCATION OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

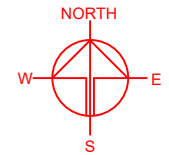
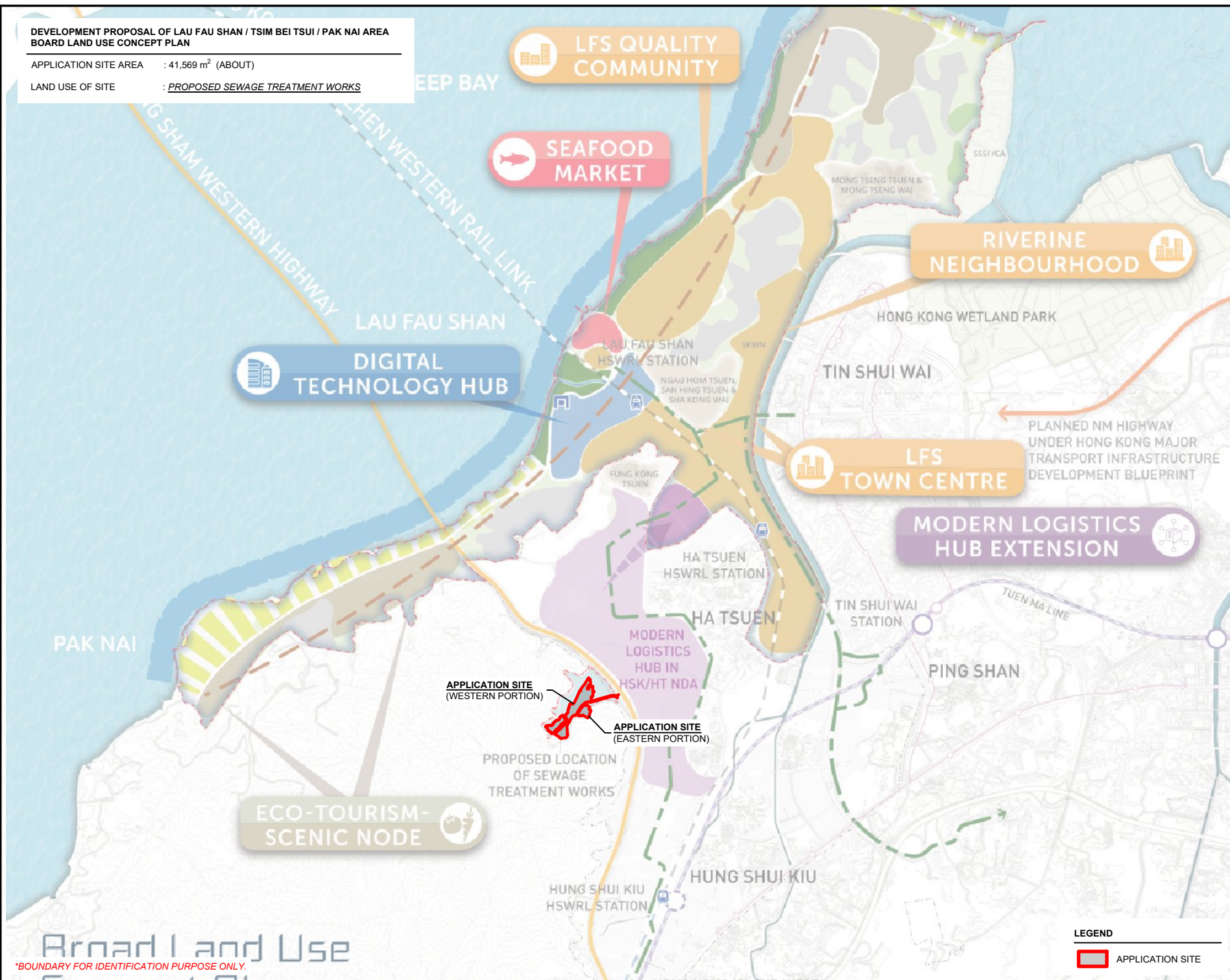
PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
INDICATIVE ONLY @ A4	
DRAWN BY	DATE
MN	8.11.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG. NO.	VER.
PLAN 7	001



**DEVELOPMENT PROPOSAL OF LAU FAU SHAN / TSIM BEI TSUI / PAK NAI AREA  
BOARD LAND USE CONCEPT PLAN**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)

LAND USE OF SITE : PROPOSED SEWAGE TREATMENT WORKS



PLANNING CONSULTANT



PROJECT PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND  
SITE LOCATION

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

SCALE  
1 : 35000 @ A4

DRAWN BY MN	DATE 2.12.2024
CHECKED BY	DATE

APPROVED BY	DATE
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DWG. TITLE LFS STUDY LAND USE CONCEPT PLAN	
DWG NO. PLAN 8	VER. 001

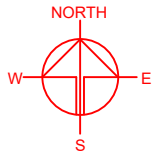
**LEGEND**  
 APPLICATION SITE

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
 AERIAL PHOTO NO. : E207343C  
 DATE OF PHOTO : 20/9/2023  
 SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE  
(WESTERN PORTION)

APPLICATION SITE  
(EASTERN PORTION)

PLANNING CONSULTANT

PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 AERIAL PHOTO OF THE SITE

DWG NO. PLAN 9	VER. 001
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**LEGEND**

APPLICATION SITE

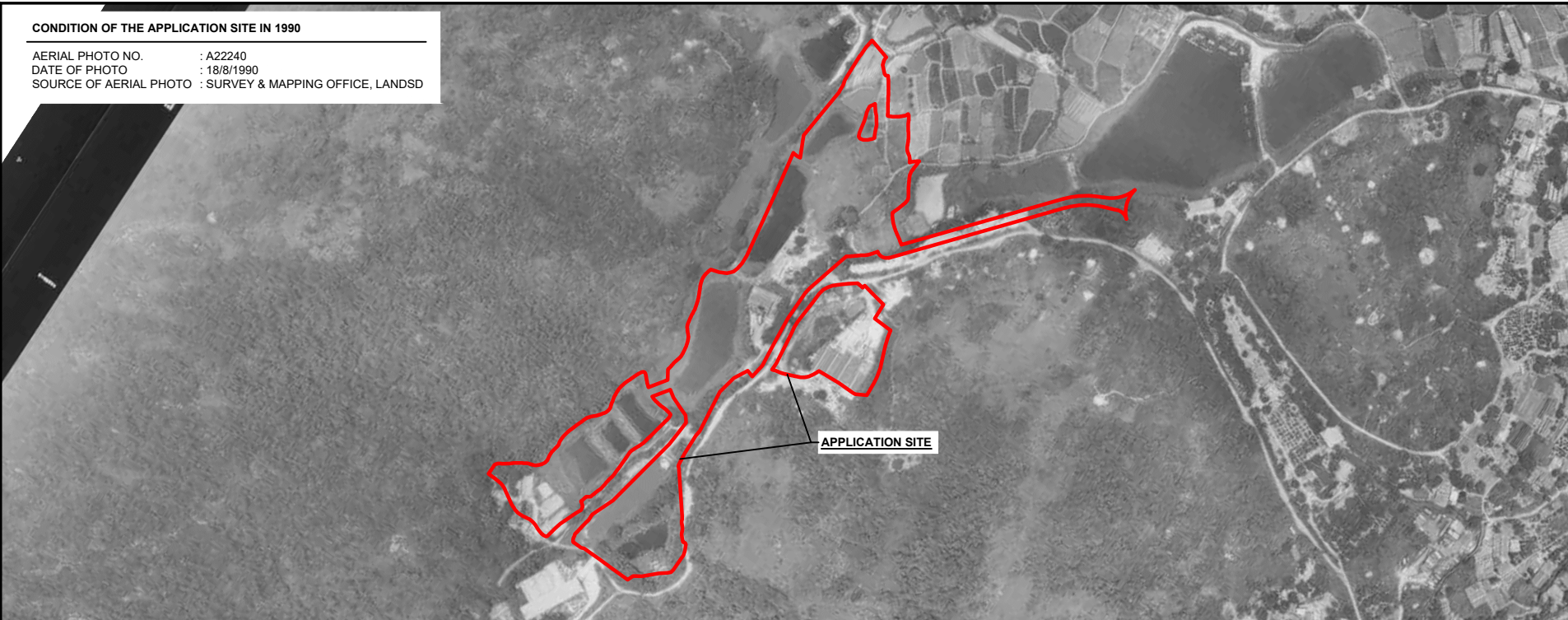
地政總署測繪處

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

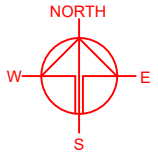


**CONDITION OF THE APPLICATION SITE IN 1990**

AERIAL PHOTO NO. : A22240  
 DATE OF PHOTO : 18/8/1990  
 SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

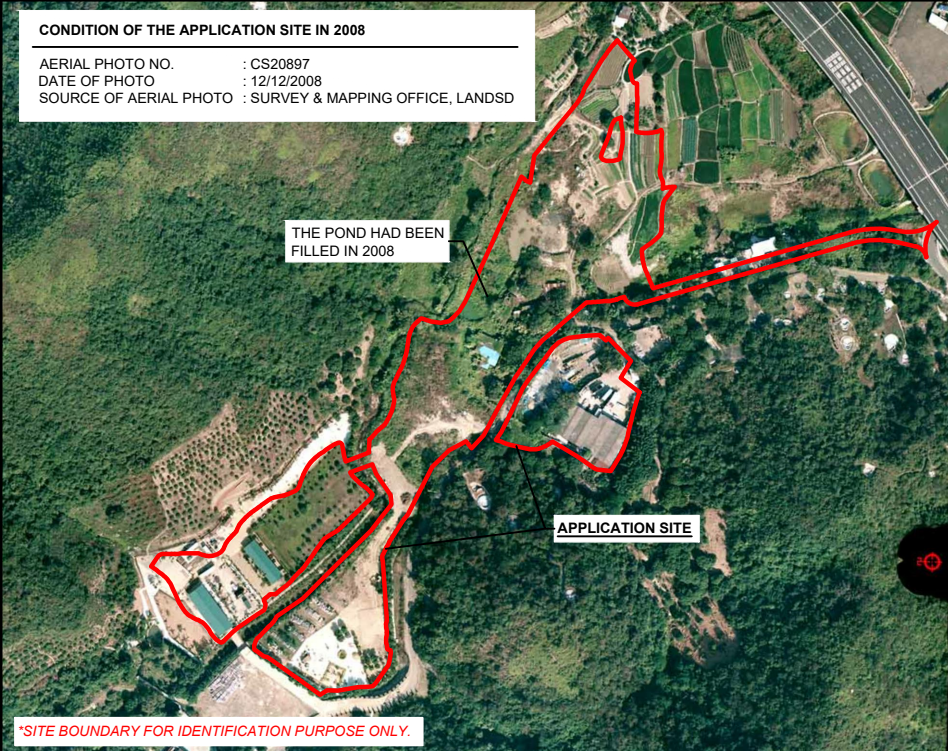


APPLICATION SITE



**CONDITION OF THE APPLICATION SITE IN 2008**

AERIAL PHOTO NO. : CS20897  
 DATE OF PHOTO : 12/12/2008  
 SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



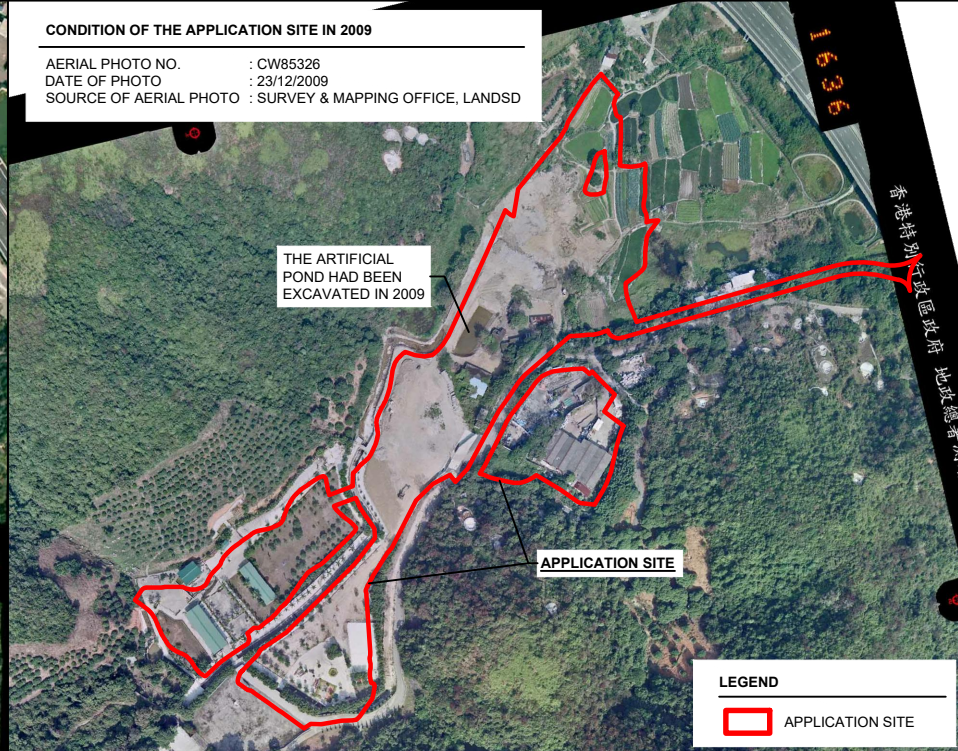
THE POND HAD BEEN FILLED IN 2008

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**CONDITION OF THE APPLICATION SITE IN 2009**

AERIAL PHOTO NO. : CW85326  
 DATE OF PHOTO : 23/12/2009  
 SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



THE ARTIFICIAL POND HAD BEEN EXCAVATED IN 2009

APPLICATION SITE

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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 MN DATE 11.12.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE  
 EXISTING PONDS OF THE SITE

DWG NO. PLAN 10 VER. 001

香港特別行政區政府 地政總署



**DEVELOPMENT PARAMETERS**

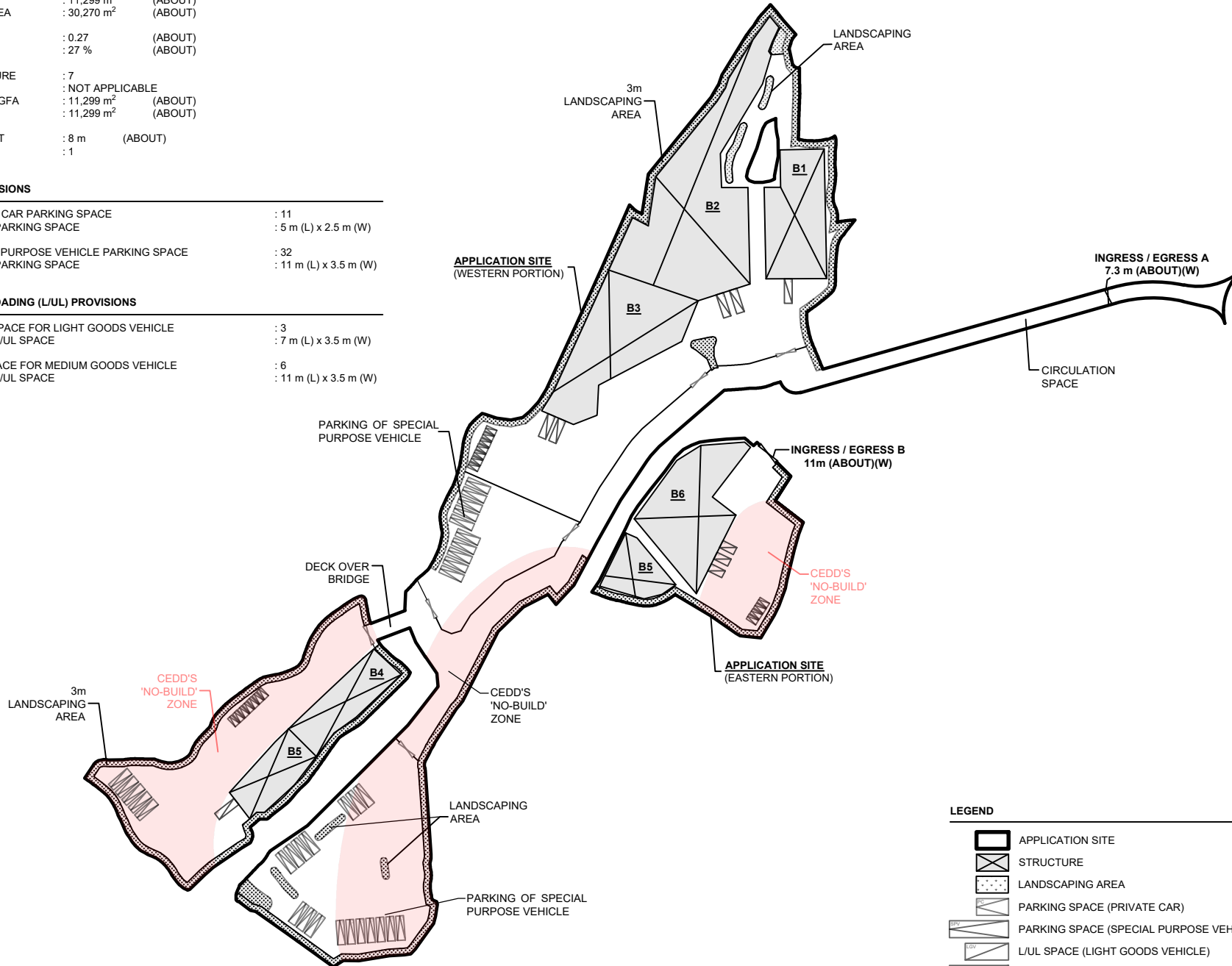
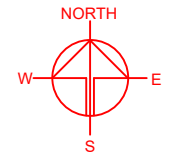
APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 11,299 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 30,270 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,299 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 11,299 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF SPECIAL PURPOSE VEHICLE PARKING SPACE	: 32
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

**LOADING / UNLOADING (L/U) PROVISIONS**

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE	: 6
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- LANDSCAPING AREA
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (SPECIAL PURPOSE VEHICLE)
- L/U SPACE (LIGHT GOODS VEHICLE)
- L/U SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS OF THE APPLICATION SITE
- GATE OF EACH PREMISES

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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	8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 LAYOUT PLAN

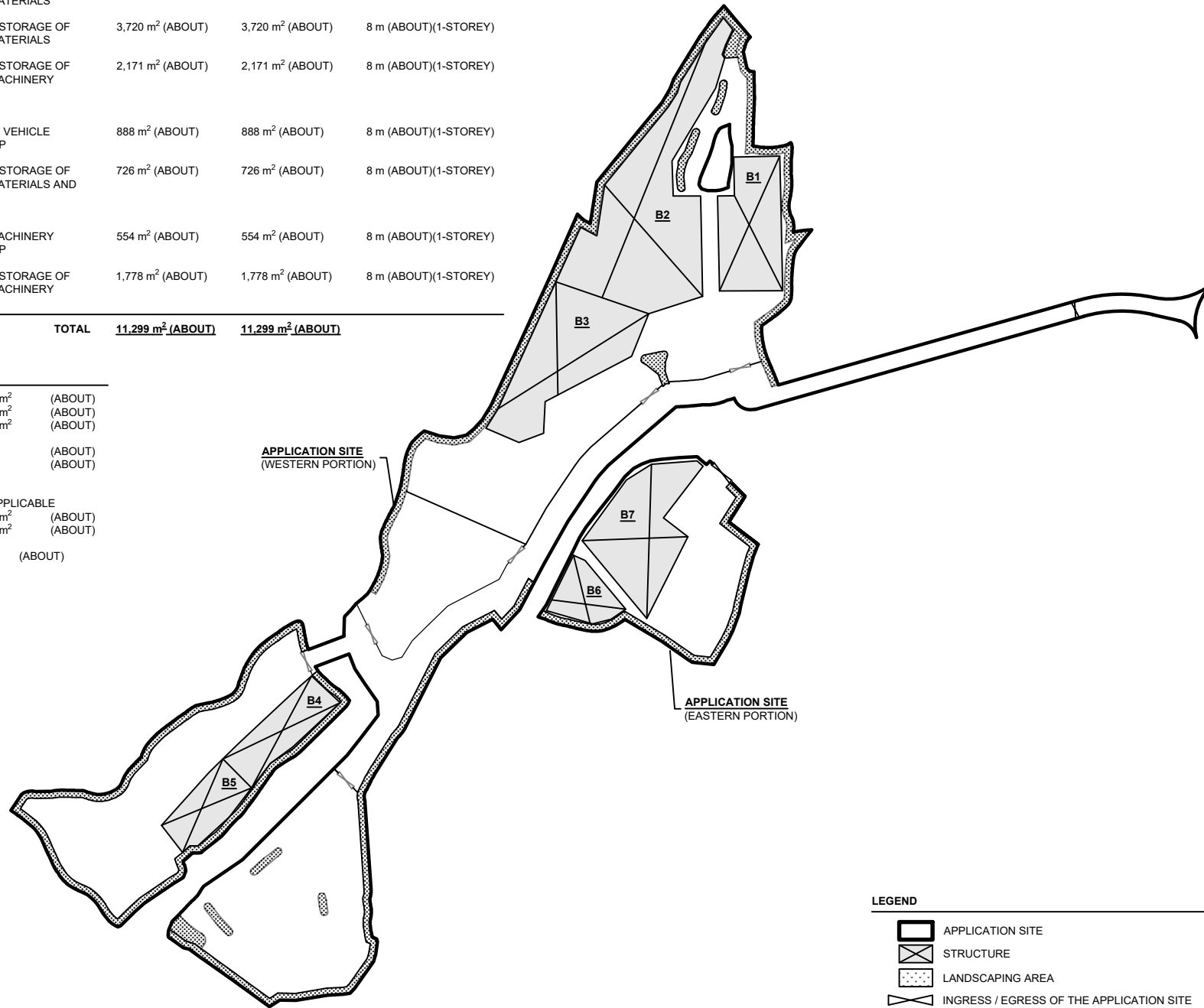
DWG NO.	VER.
PLAN 11	001



STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
<b>TENANT A</b>				
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	1,462 m <sup>2</sup> (ABOUT)	1,462 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	3,720 m <sup>2</sup> (ABOUT)	3,720 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE FOR STORAGE OF CONSTRUCTION MACHINERY AND OFFICE	2,171 m <sup>2</sup> (ABOUT)	2,171 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
<b>TENANT B</b>				
B4	SPECIAL PURPOSE VEHICLE REPAIR WORKSHOP	888 m <sup>2</sup> (ABOUT)	888 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B5	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	726 m <sup>2</sup> (ABOUT)	726 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
<b>TENANT C</b>				
B6	CONSTRUCTION MACHINERY REPAIR WORKSHOP	554 m <sup>2</sup> (ABOUT)	554 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B7	WAREHOUSE FOR STORAGE OF CONSTRUCTION MACHINERY AND OFFICE	1,778 m <sup>2</sup> (ABOUT)	1,778 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>11,299 m<sup>2</sup> (ABOUT)</b>	<b>11,299 m<sup>2</sup> (ABOUT)</b>	

**DEVELOPMENT PARAMETERS**

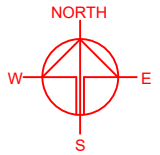
APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 11,299 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 30,270 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,299 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 11,299 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- LANDSCAPING AREA
- INGRESS / EGRESS OF THE APPLICATION SITE
- GATE OF EACH PREMISES

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT  
**PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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  
 8.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
**DETAILS OF STRUCTURES**

DWG NO.  
 PLAN 12





VER.  
 001

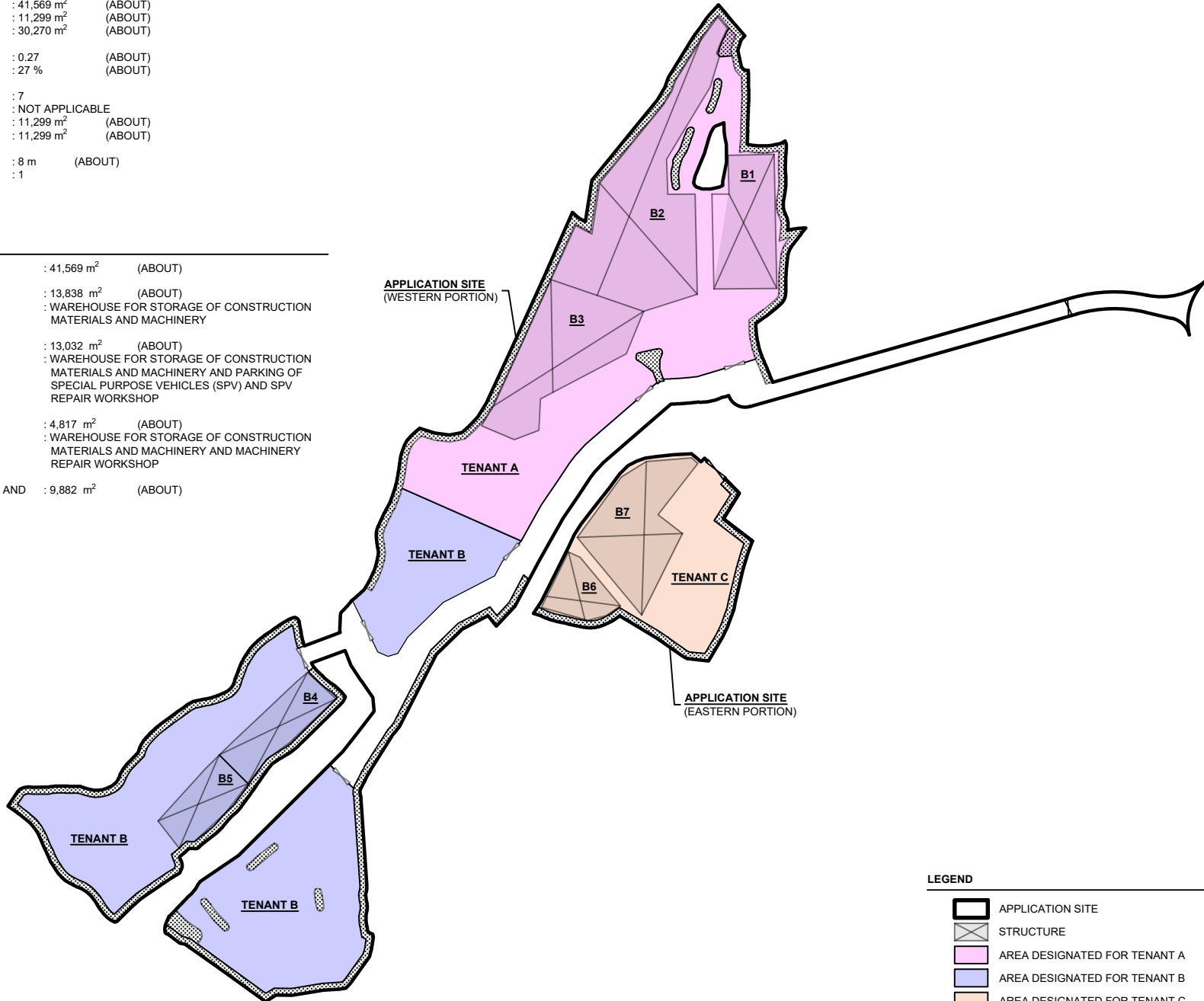


**DEVELOPMENT PARAMETERS**






APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 11,299 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 30,270 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,299 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 11,299 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

**DETAILS OF TENANTS**

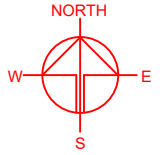
APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
 AREA OF TENANT A PROPOSED USE	: 13,838 m <sup>2</sup>	(ABOUT)
	: WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	
 AREA OF TENANT B PROPOSED USE	: 13,032 m <sup>2</sup>	(ABOUT)
	: WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND PARKING OF SPECIAL PURPOSE VEHICLES (SPV) AND SPV REPAIR WORKSHOP	
 AREA OF TENANT C PROPOSED USE	: 4,817 m <sup>2</sup>	(ABOUT)
	: WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND MACHINERY REPAIR WORKSHOP	
 RESERVED AS ROAD AND LANDSCAPING AREA	: 9,882 m <sup>2</sup>	(ABOUT)



**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  AREA DESIGNATED FOR TENANT A
-  AREA DESIGNATED FOR TENANT B
-  AREA DESIGNATED FOR TENANT C
-  LANDSCAPING AREA
-  INGRESS / EGRESS OF THE APPLICATION SITE
-  GATE OF EACH PREMISES

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT  
**PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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 8.11.2024

REVISED BY  
 DATE

APPROVED BY  
 DATE

DWG. TITLE  
**DETAILS OF TENANTS**

DWG NO.  
 PLAN 13

VER.  
 001

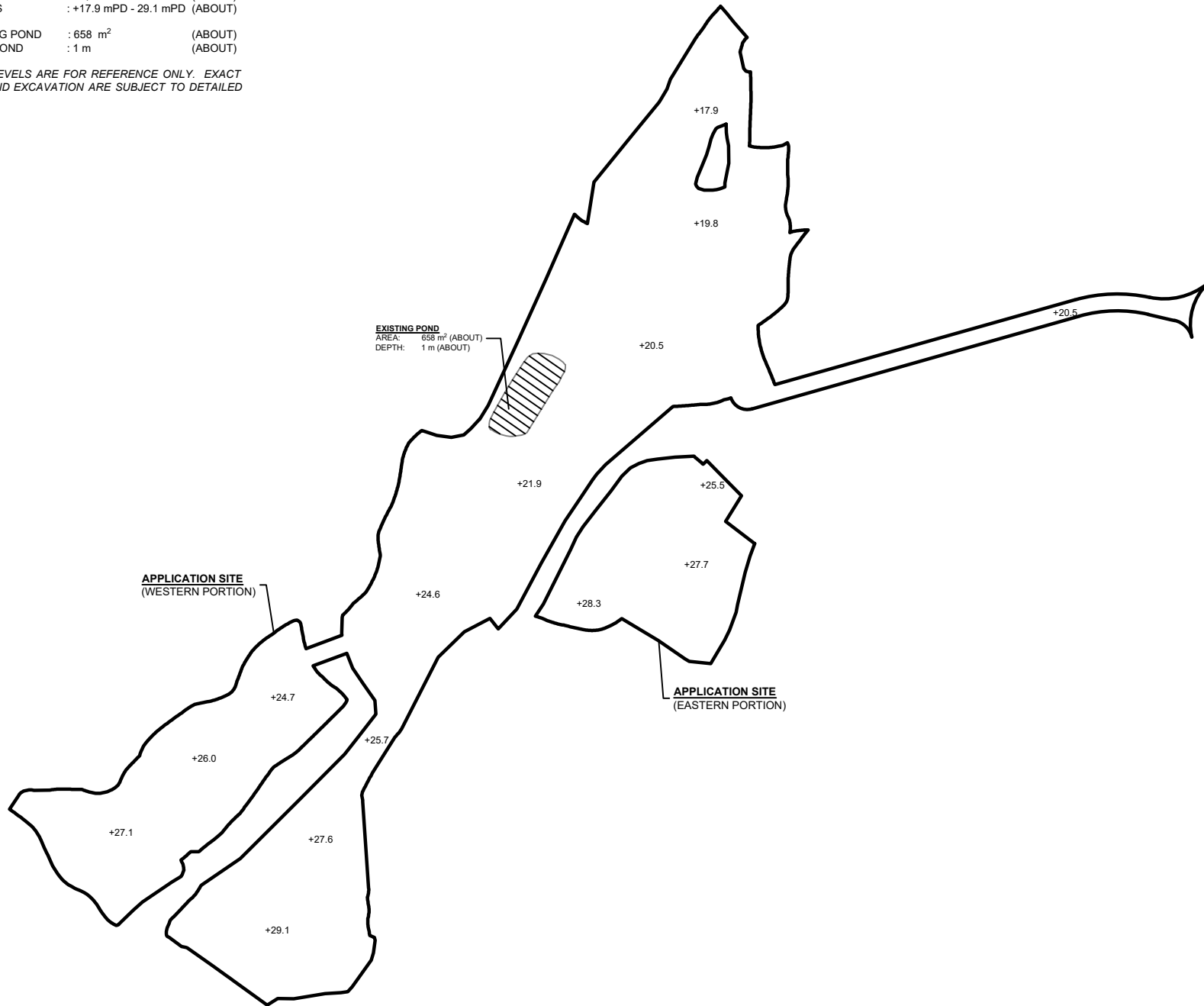


**EXISTING SITE LEVEL OF THE APPLICATION SITE**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +17.9 mPD - 29.1 mPD (ABOUT)

AREA OF THE EXISTING POND : 658 m<sup>2</sup> (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.*





**EXISTING POND**  
 AREA: 658 m<sup>2</sup> (ABOUT)  
 DEPTH: 1 m (ABOUT)

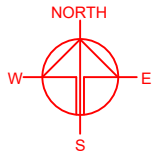
**APPLICATION SITE**  
 (WESTERN PORTION)

**APPLICATION SITE**  
 (EASTERN PORTION)

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

**LEGEND**

-  APPLICATION SITE
-  EXISTING SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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	8.11.2024

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APPROVED BY	DATE

DWG. TITLE  
 EXISTING SITE LEVELS

DWG NO.	VER.
PLAN 14	001



**PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF POND**

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
 PROPOSED SITE LEVELS : +22.0 mPD - 26.0 mPD (ABOUT)

**DETAILS OF FILLING OF LAND**

FILLING OF LAND AREA : 22,068 m<sup>2</sup> (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 : 13,986 m<sup>2</sup> (ABOUT)  
 DEPTH OF FILLING : NOT MORE THAN 3.1 m

**DETAILS OF FILLING OF POND**

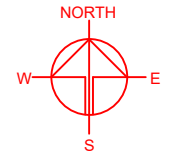
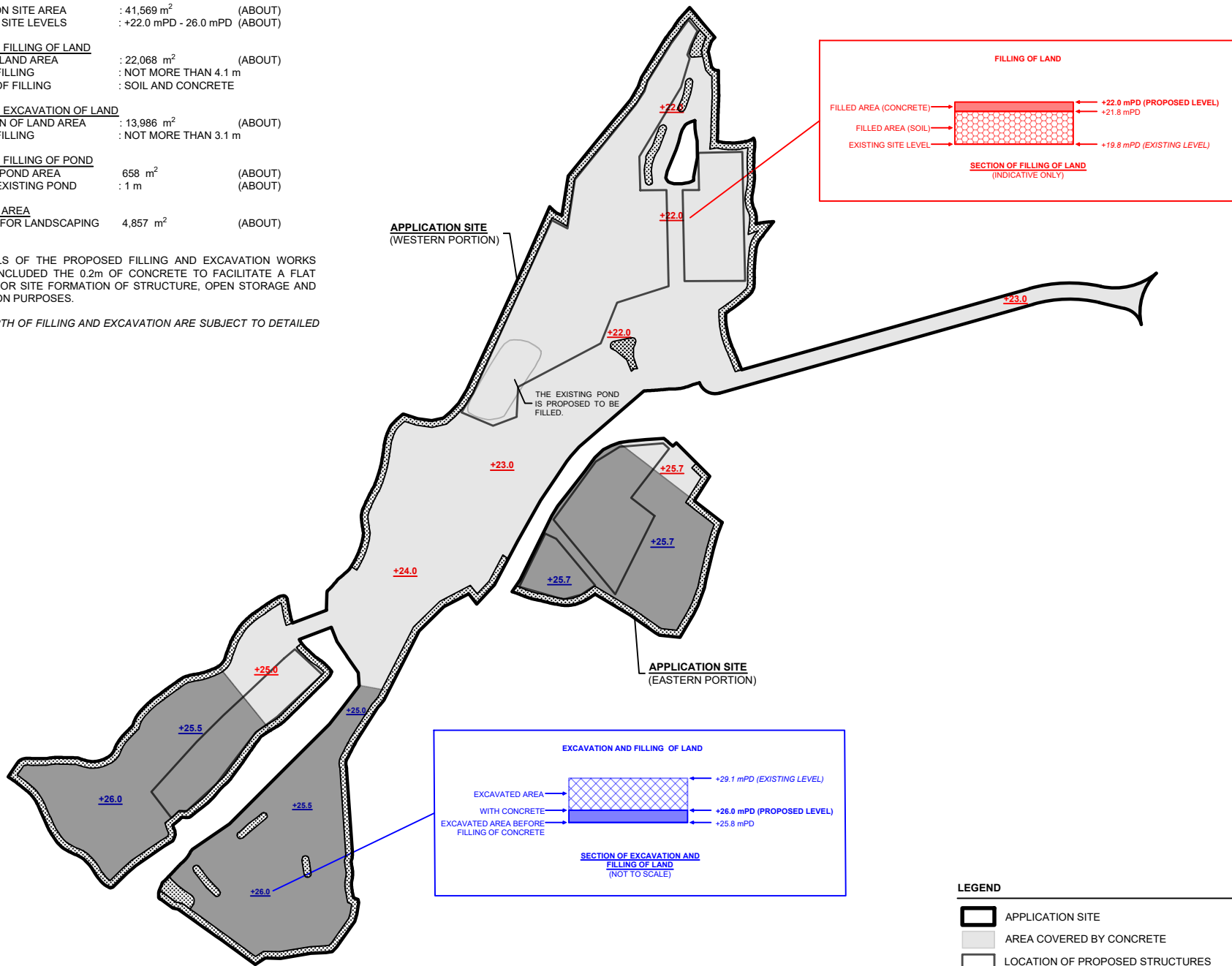
FILLING OF POND AREA : 658 m<sup>2</sup> (ABOUT)  
 DEPTH OF EXISTING POND : 1 m (ABOUT)

**REMAINING AREA**

RESERVED FOR LANDSCAPING AREA : 4,857 m<sup>2</sup> (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.



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND 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 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
**PROPOSED SITE LEVELS**

DWG NO. PLAN 15	VER. 001
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\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

Our Ref. : DD125 Lot 1373 & VL  
Your Ref. : TPB/A/YL-HTF/1183

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By Email**

3 January 2025

Dear Sir,

**Replacement Page of S.16 Planning Application**

**Proposed Temporary Warehouse for Storage of Construction Materials and Construction Machinery, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land in "Green Belt" Zone and Area Shown as 'Road', Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-HTF/1183)**

We are writing to submit replacement page for the subject application, details are as follows:

- (i) A revised layout plan is provided (**Plan 11**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] at [REDACTED] / [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

[REDACTED]  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk )



**DEVELOPMENT PARAMETERS**

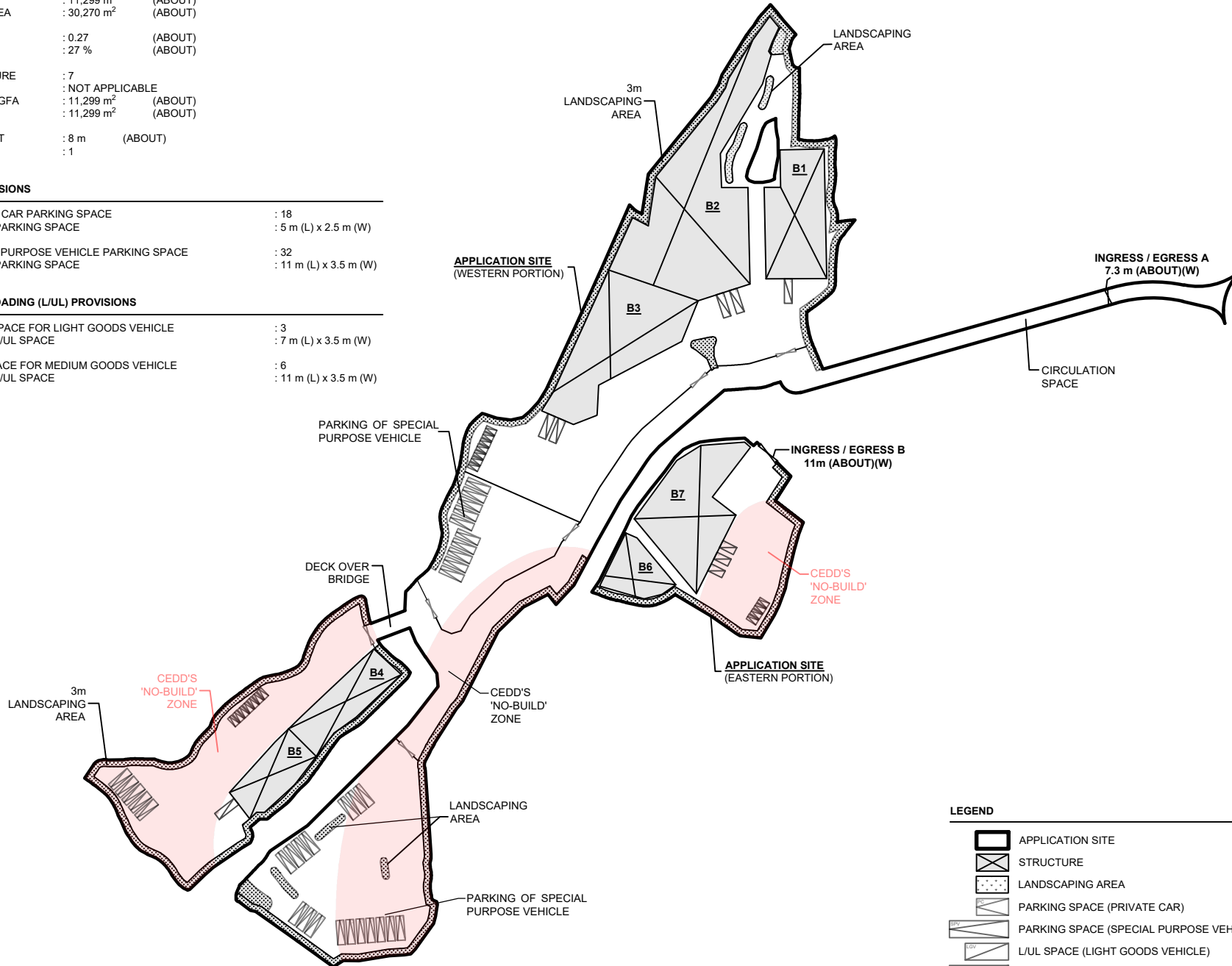
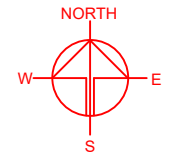
APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 11,299 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 30,270 m <sup>2</sup>	(ABOUT)
<hr/>		
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
<hr/>		
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,299 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 11,299 m <sup>2</sup>	(ABOUT)
<hr/>		
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
<hr/>	
NO. OF SPECIAL PURPOSE VEHICLE PARKING SPACE	: 32
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

**LOADING / UNLOADING (L/U) PROVISIONS**

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)
<hr/>	
NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE	: 6
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- LANDSCAPING AREA
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (SPECIAL PURPOSE VEHICLE)
- L/U SPACE (LIGHT GOODS VEHICLE)
- L/U SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS OF THE APPLICATION SITE
- GATE OF EACH PREMISES

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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SCALE  
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DWG. TITLE  
 LAYOUT PLAN

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PLAN 11	001