

DEVELOPMENT PARAMETERS

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

PARKING PROVISIONS

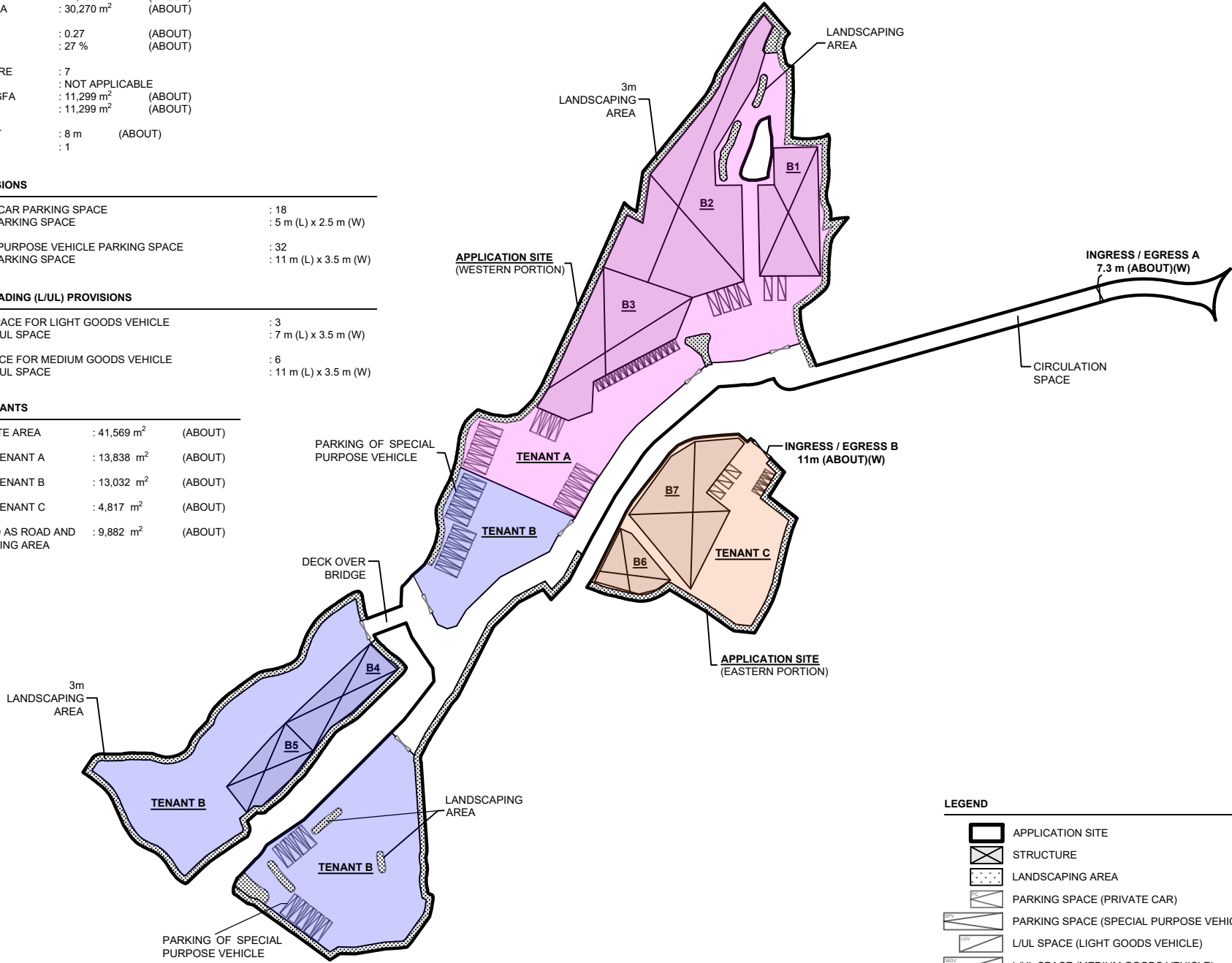
NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF SPECIAL PURPOSE VEHICLE PARKING SPACE	: 32
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

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)

DETAILS OF TENANTS

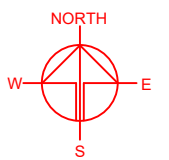
APPLICATION SITE AREA	: 41,569 m ²	(ABOUT)
AREA OF TENANT A	: 13,838 m ²	(ABOUT)
AREA OF TENANT B	: 13,032 m ²	(ABOUT)
AREA OF TENANT C	: 4,817 m ²	(ABOUT)
RESERVED AS ROAD AND LANDSCAPING AREA	: 9,882 m ²	(ABOUT)



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
LT	14.2.2025

APPROVED BY	DATE

DWG. TITLE
 LAYOUT PLAN (TENANTS)

DWG NO.	VER.
PLAN 1	001

DEVELOPMENT PARAMETERS

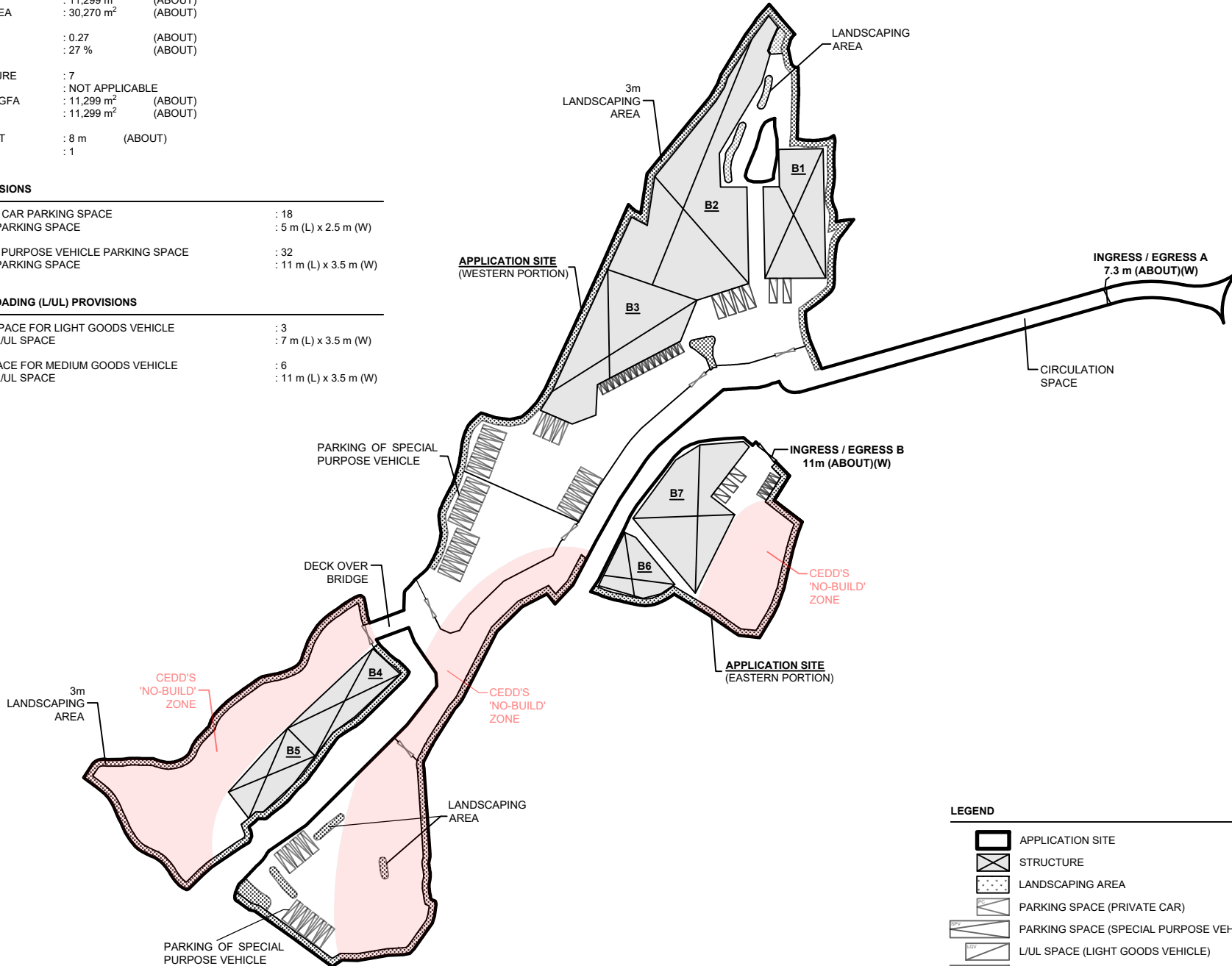
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PARKING PROVISIONS

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LOADING / UNLOADING (L/U) PROVISIONS

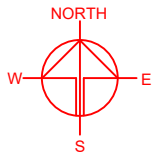
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LEGEND

- 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



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: LT DATE: 12.2.2025

APPROVED BY: DATE:

DWG. TITLE: LAYOUT PLAN (NO BUILD ZONE)

DWG NO: PLAN 2 VER: 001

PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF POND

APPLICATION SITE AREA : 41,569 m² (ABOUT)
 PROPOSED SITE LEVELS : +22.0 mPD - 26.0 mPD (ABOUT)

DETAILS OF FILLING OF LAND
 NORTHEAST PORTION : 13,986 m² (ABOUT)
 SOUTHWEST PORTION# : 22,068 m² (ABOUT)
 TOTAL FILLING OF LAND AREA : 36,054 m² (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 m² (ABOUT)
 DEPTH OF EXCAVATION : NOT MORE THAN 3.1 m

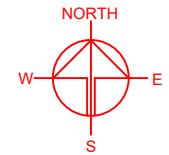
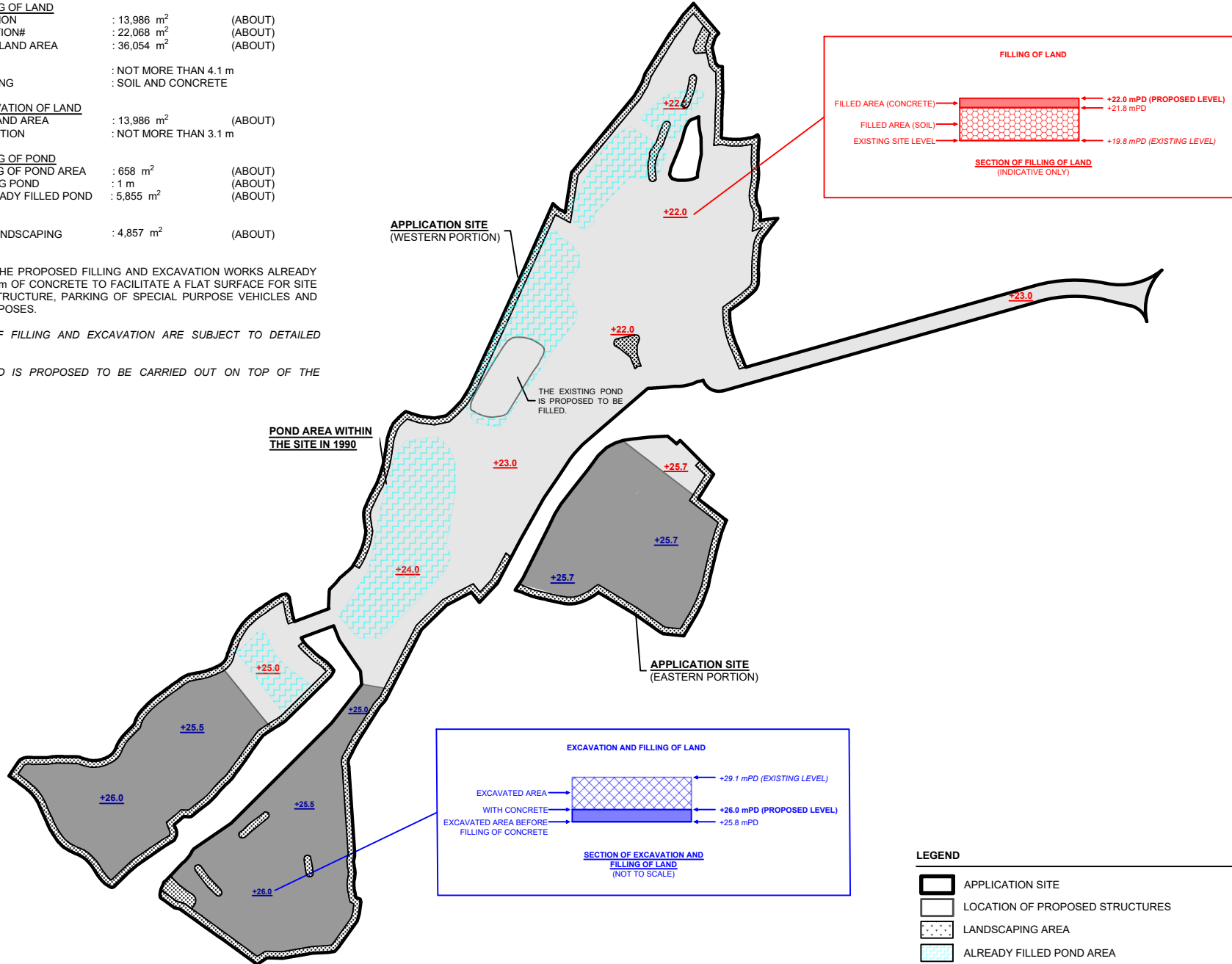
DETAILS OF FILLING OF POND
 PROPOSED FILLING OF POND AREA : 658 m² (ABOUT)
 DEPTH OF EXISTING POND : 1 m (ABOUT)
 REGULARIZE ALREADY FILLED POND : 5,855 m² (ABOUT)

REMAINING AREA : 4,857 m² (ABOUT)
 RESERVED FOR LANDSCAPING AREA

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, PARKING OF SPECIAL PURPOSE VEHICLES AND CIRCULATION PURPOSES.

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

#FILLING OF LAND IS PROPOSED TO BE CARRIED OUT ON TOP OF THE EXCAVATED AREA



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
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SCALE
 1 : 2500 @ A4

DRAWN BY: MN DATE: 8.11.2024

REVISED BY: DATE:

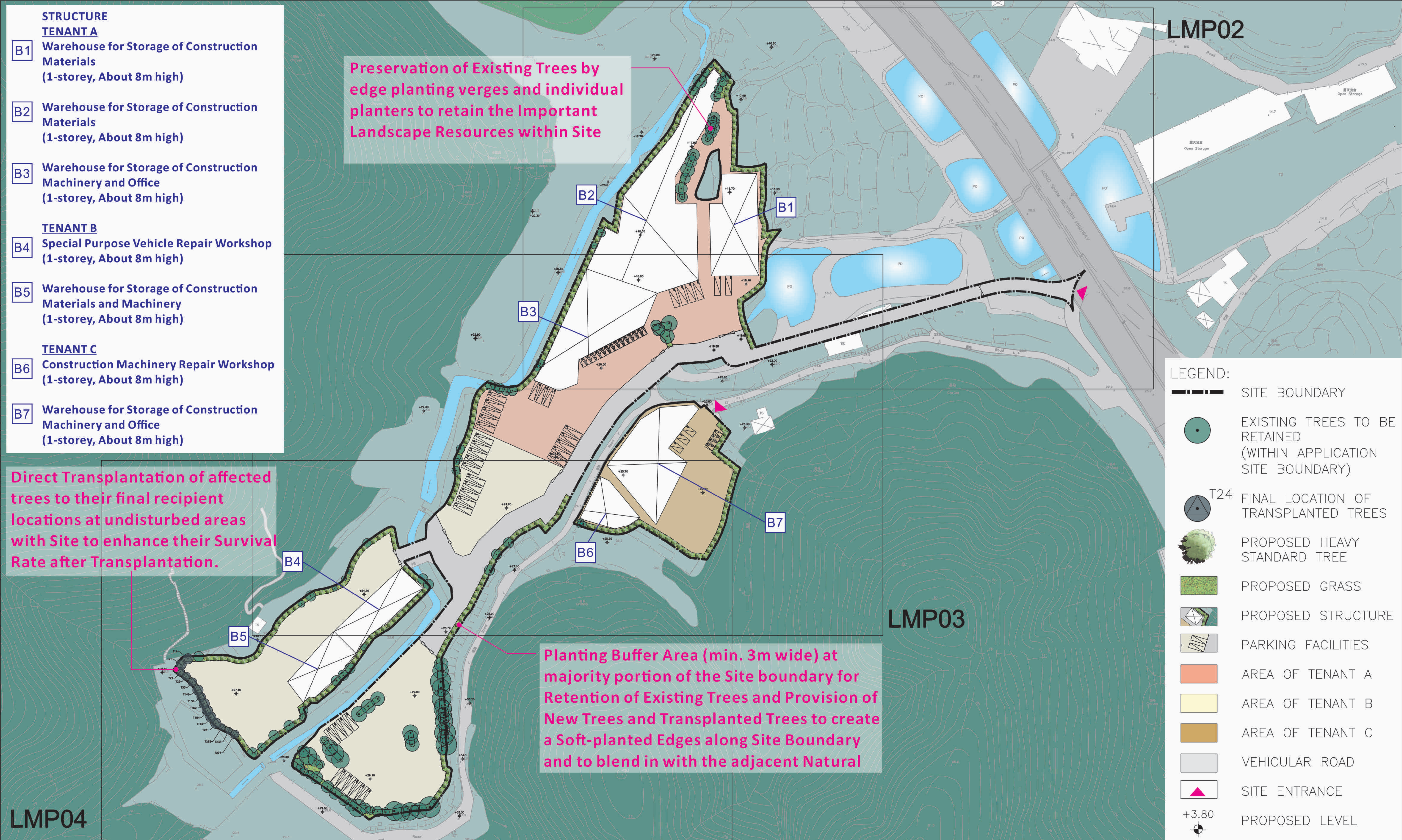
APPROVED BY: DATE:

DWG. TITLE
 PROPOSED SITE LEVELS

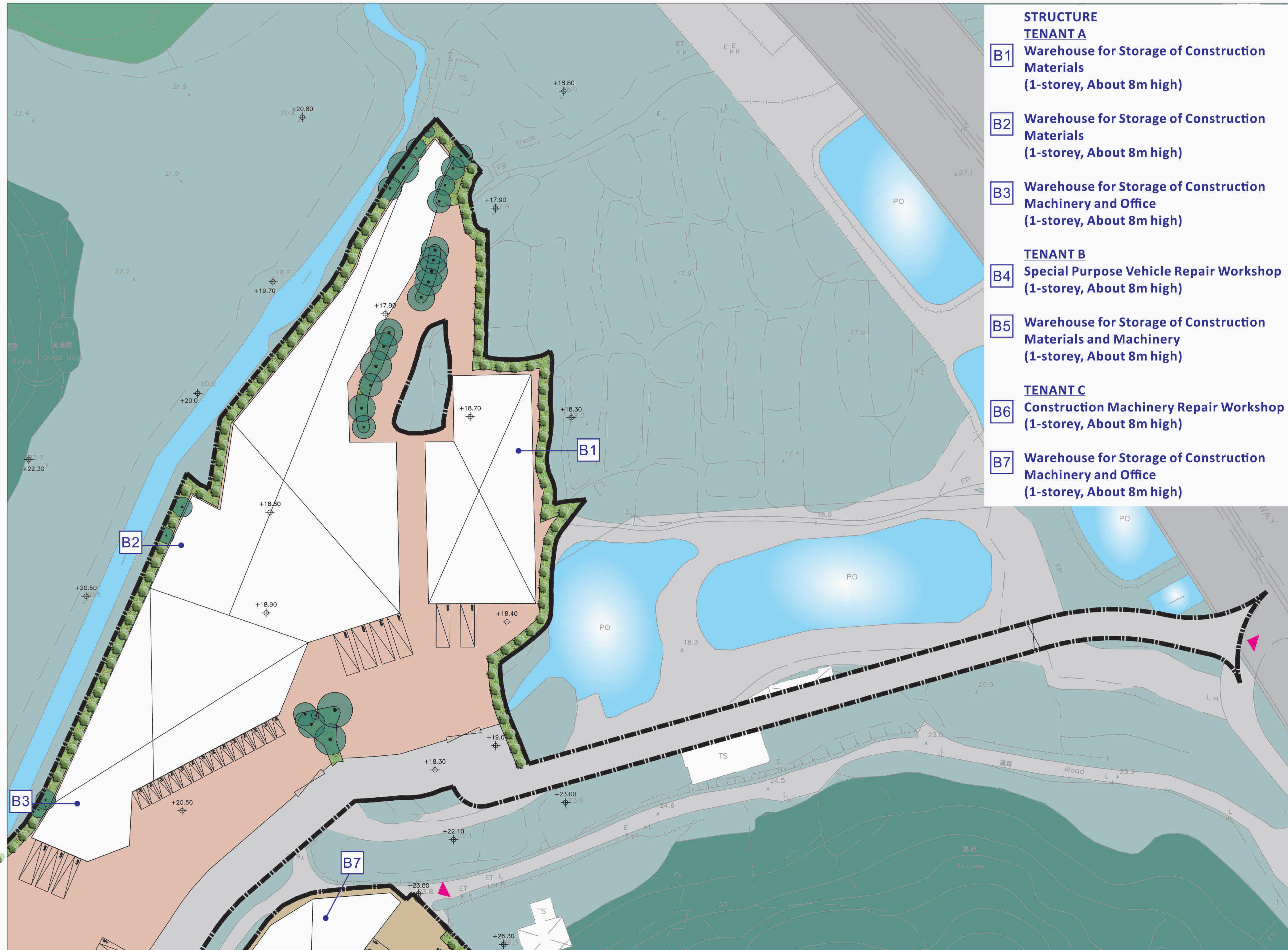
DWG. NO.: PLAN 3 VER.: 001

- LEGEND**
- APPLICATION SITE
 - LOCATION OF PROPOSED STRUCTURES
 - LANDSCAPING AREA
 - ALREADY FILLED POND AREA
 - PROPOSED SITE LEVEL AFTER FILLING OF LAND
 - PROPOSED SITE LEVEL AFTER EXCAVATION AND FILLING OF LAND

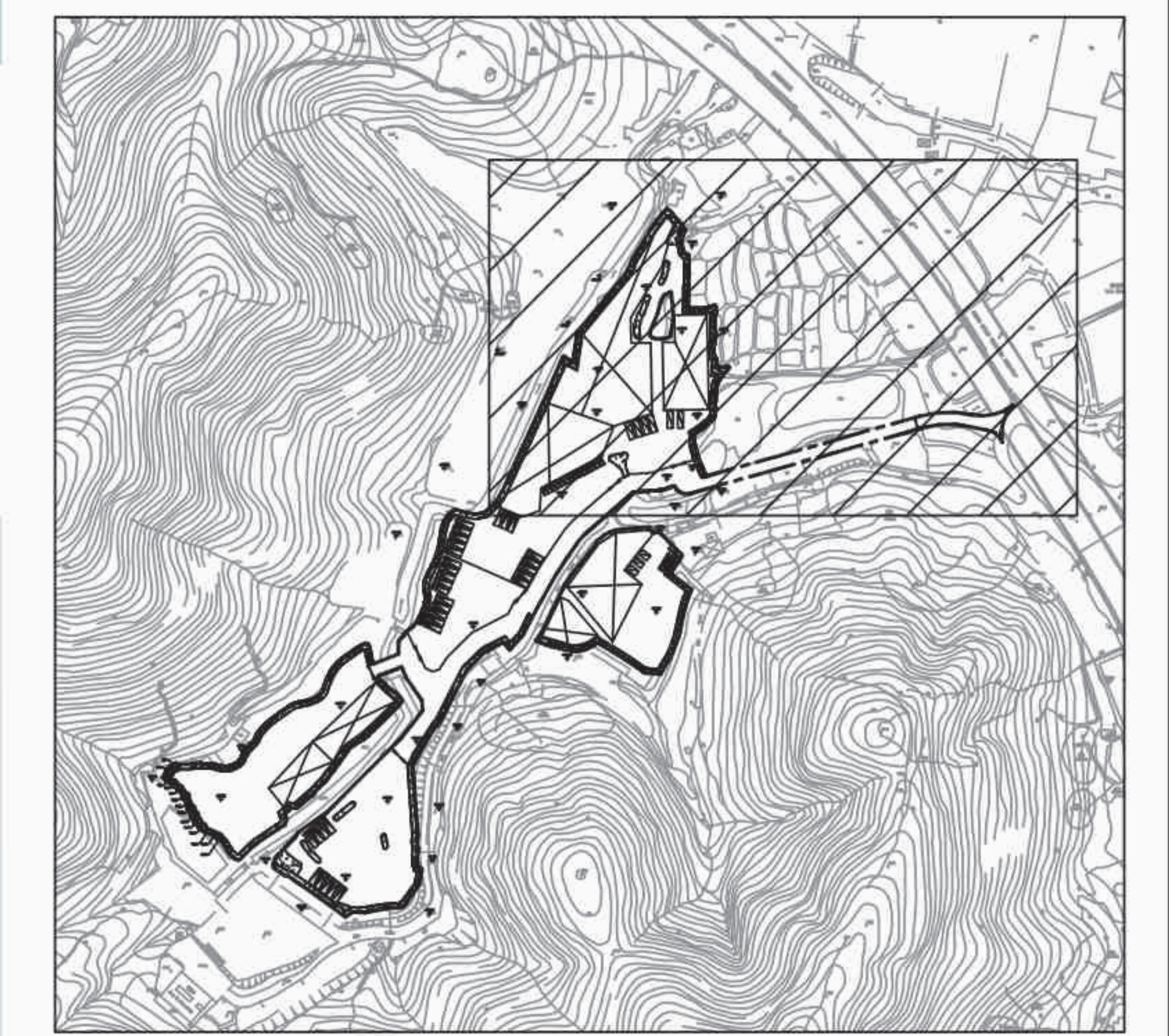
*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.



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	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	14/02/2025	ANK	TEL	PROJECT 工程項目 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY PARKING OF SPECIAL VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND SCALE 比例 1:2000 DATE 日期 DEC 2024 REVISION 校訂 A DRAWING NUMBER 圖號 LMP01 DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	LanDes LANDES LIMITED 景聯設計有限公司 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, WAI CHAI, HONG KONG 香港灣仔道5-11號信祥商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2263 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 CADD FILENAME : C2331-LMP01



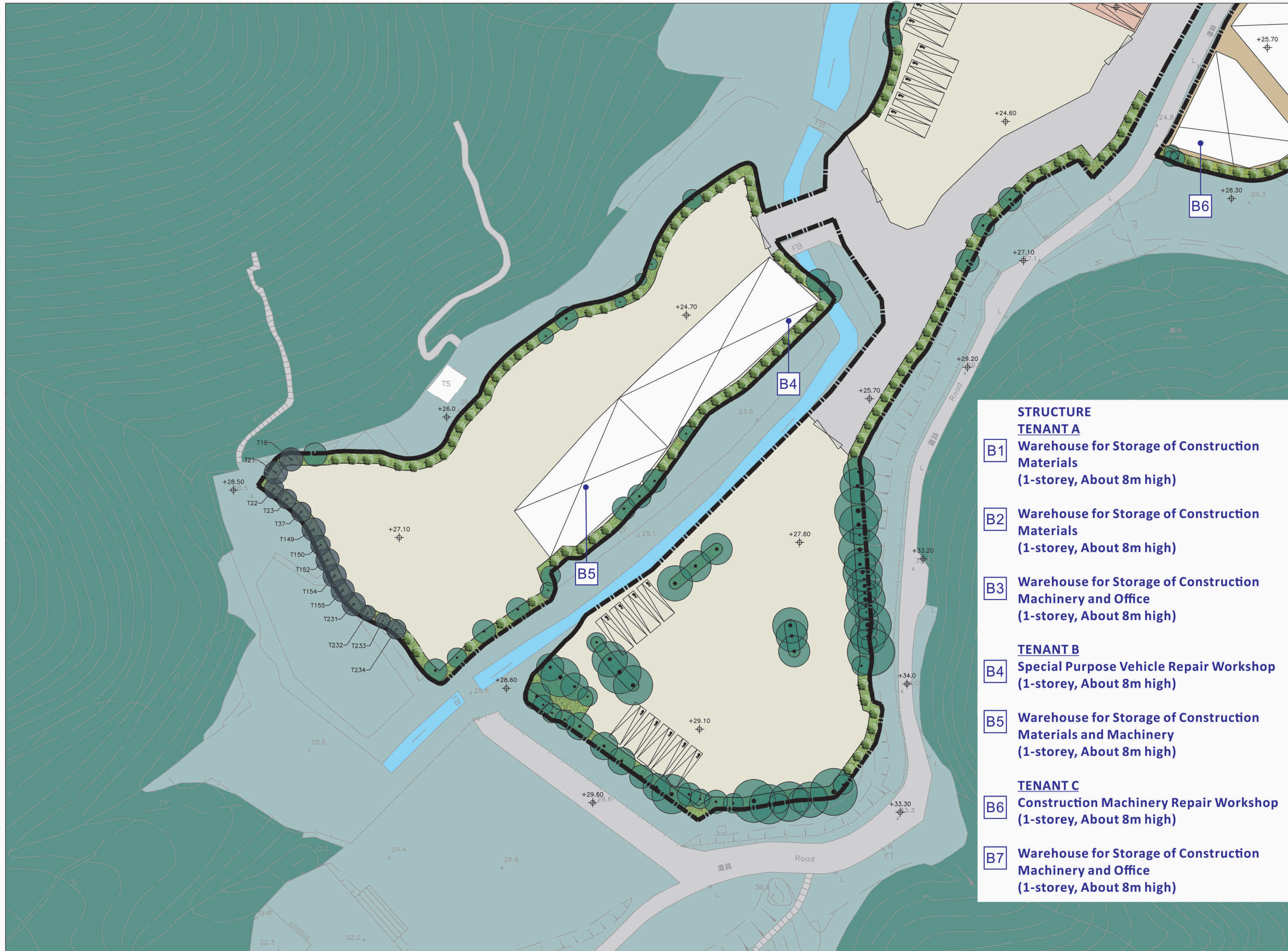
- STRUCTURE**
- TENANT A**
- B1** Warehouse for Storage of Construction Materials (1-storey, About 8m high)
 - B2** Warehouse for Storage of Construction Materials (1-storey, About 8m high)
 - B3** Warehouse for Storage of Construction Machinery and Office (1-storey, About 8m high)
- TENANT B**
- B4** Special Purpose Vehicle Repair Workshop (1-storey, About 8m high)
 - B5** Warehouse for Storage of Construction Materials and Machinery (1-storey, About 8m high)
- TENANT C**
- B6** Construction Machinery Repair Workshop (1-storey, About 8m high)
 - B7** Warehouse for Storage of Construction Machinery and Office (1-storey, About 8m 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
 - AREA OF TENANT A
 - AREA OF TENANT B
 - AREA OF TENANT C
 - VEHICULAR ROAD
 - SITE ENTRANCE
 - +3.80 PROPOSED LEVEL

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						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (SHEET 1 OF 3)	
						LANDES LIMITED 景聯設計有限公司 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, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A座 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	C2331-LMP02 CAD FILENAME :



KEY PLAN
SCALE 1:10000

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						LANDS LIMITED 景聯設計有限公司 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, WAI CHAI, HONG KONG 香港灣仔道5-11號信和商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2263 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三	C2331-LMP04