

## **LIST OF PLANS**

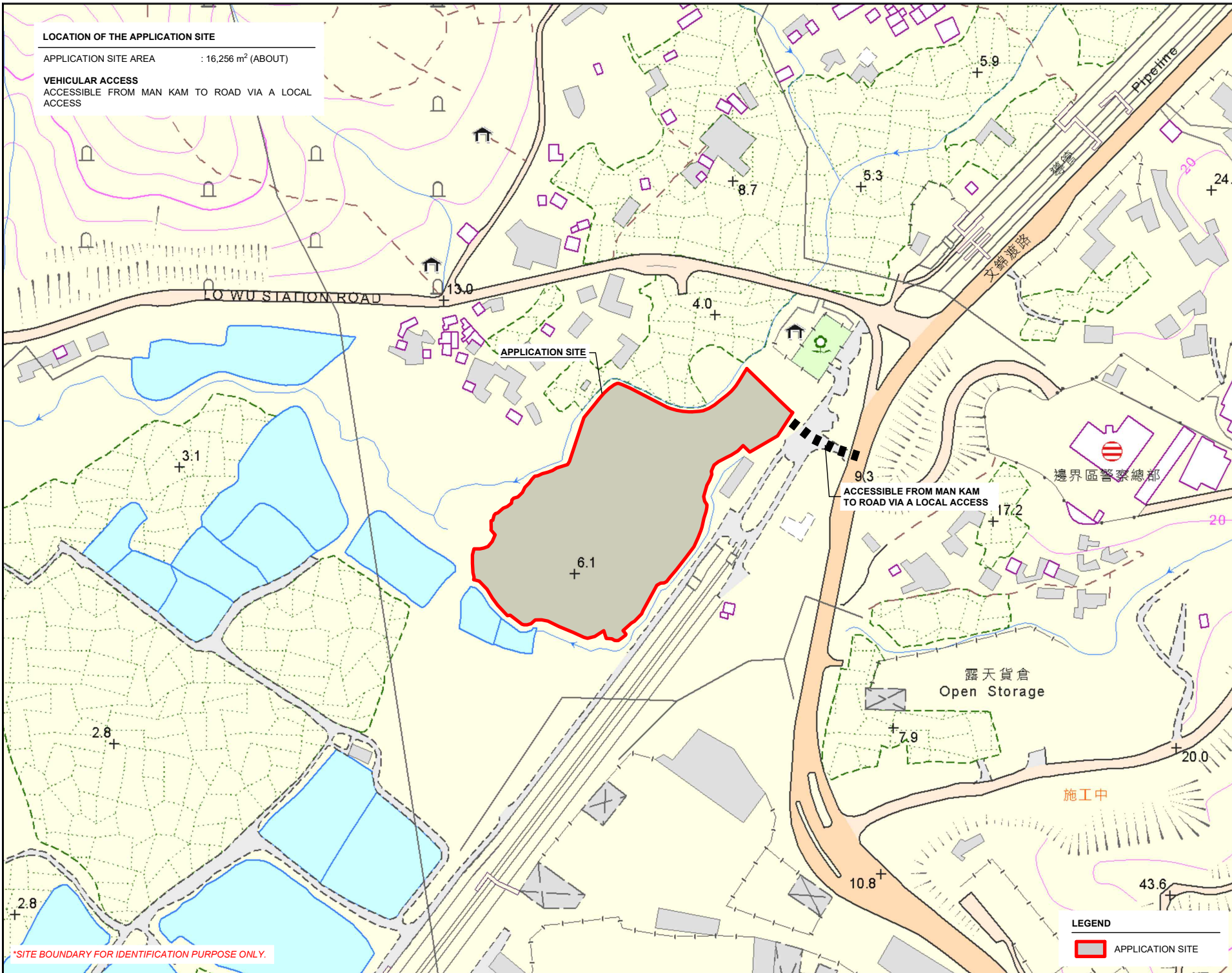
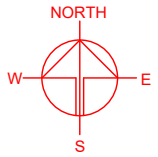
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Original Premises – Locations and Zonings
<b>Plan 5</b>	Original Premises – Location and Development Phasing of the Hung Shui Kiu / Ha Tsuen New Development Area
<b>Plan 6</b>	Alternative Sites for Relocation
<b>Plan 7</b>	Aerial Photo
<b>Plan 8</b>	Layout Plan
<b>Plan 9</b>	Filling of Land
<b>Plan 10</b>	Swept Path Analysis (Container Vehicle)

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS

邊界區警察總部

露天貨倉  
Open Storage

施工中

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

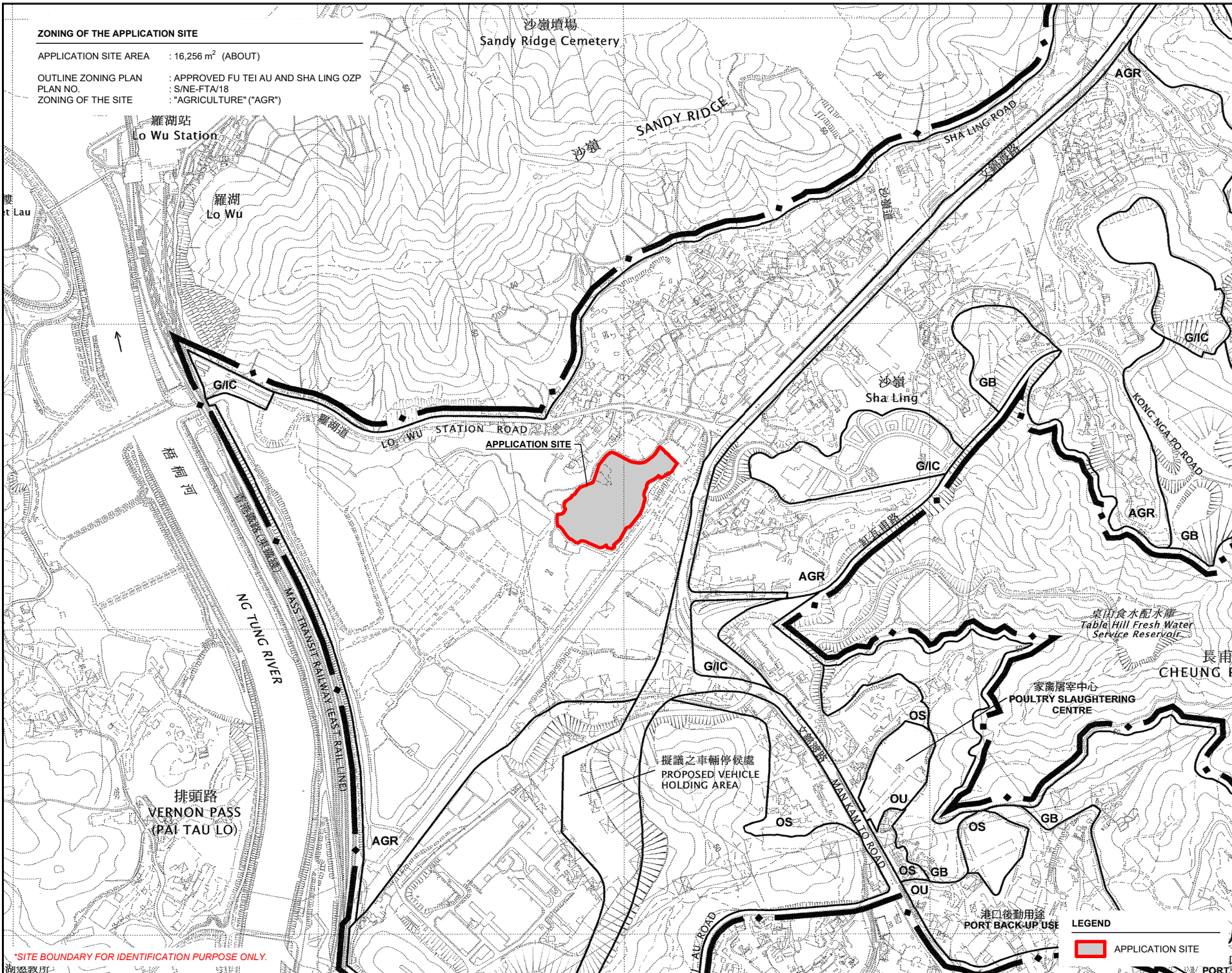
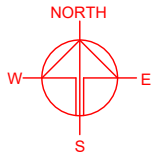
SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	13.4.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP  
 PLAN NO. : S/NE-FTA/18  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS  
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE  
 1 : 8000 @ A4

DRAWN BY: MN DATE: 13.4.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 ZONING OF THE SITE

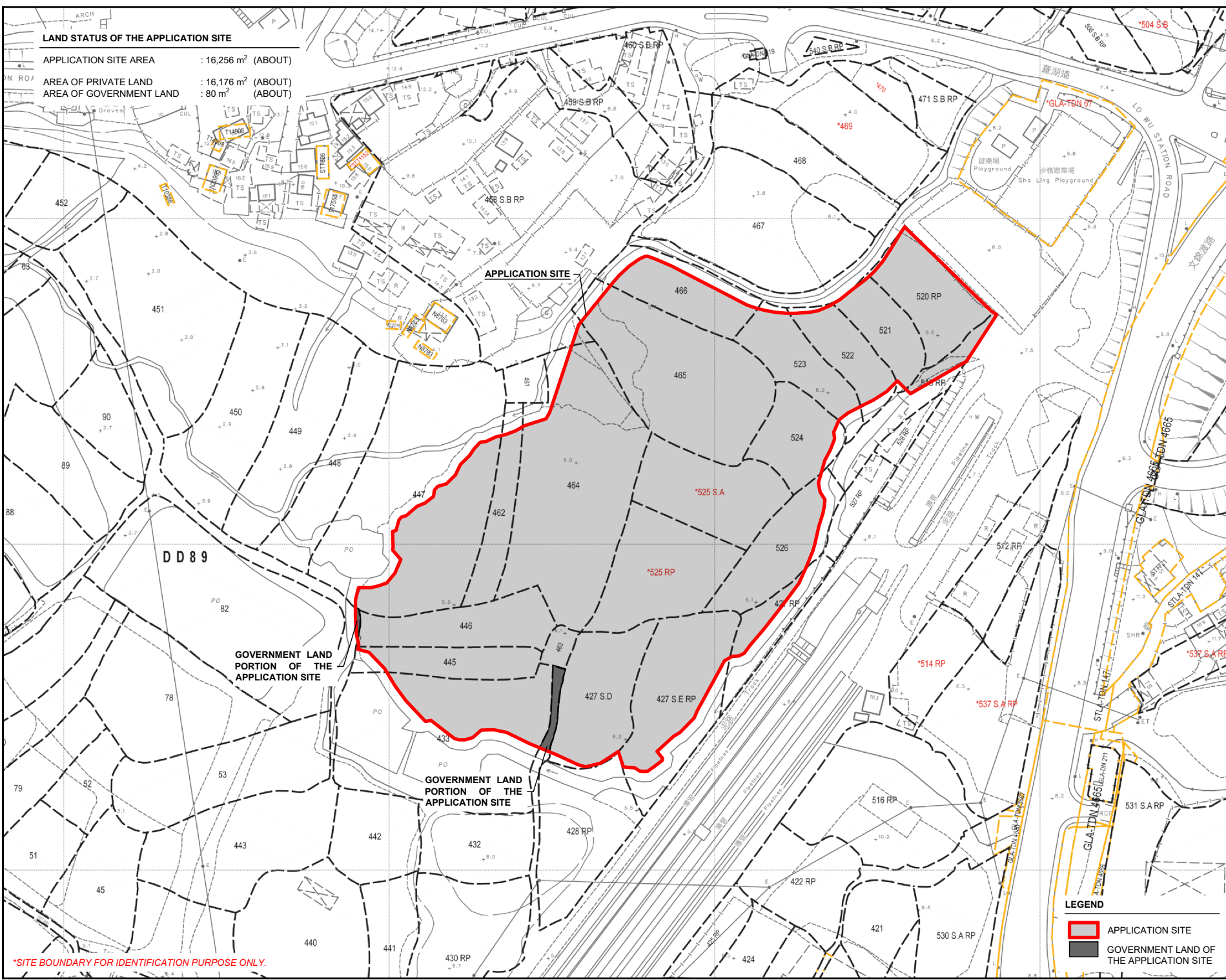
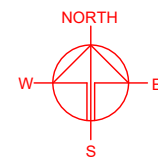
DWG NO.: PLAN 2 VER.: 001

LEGEND  
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 16,176 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 80 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- GOVERNMENT LAND OF THE APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

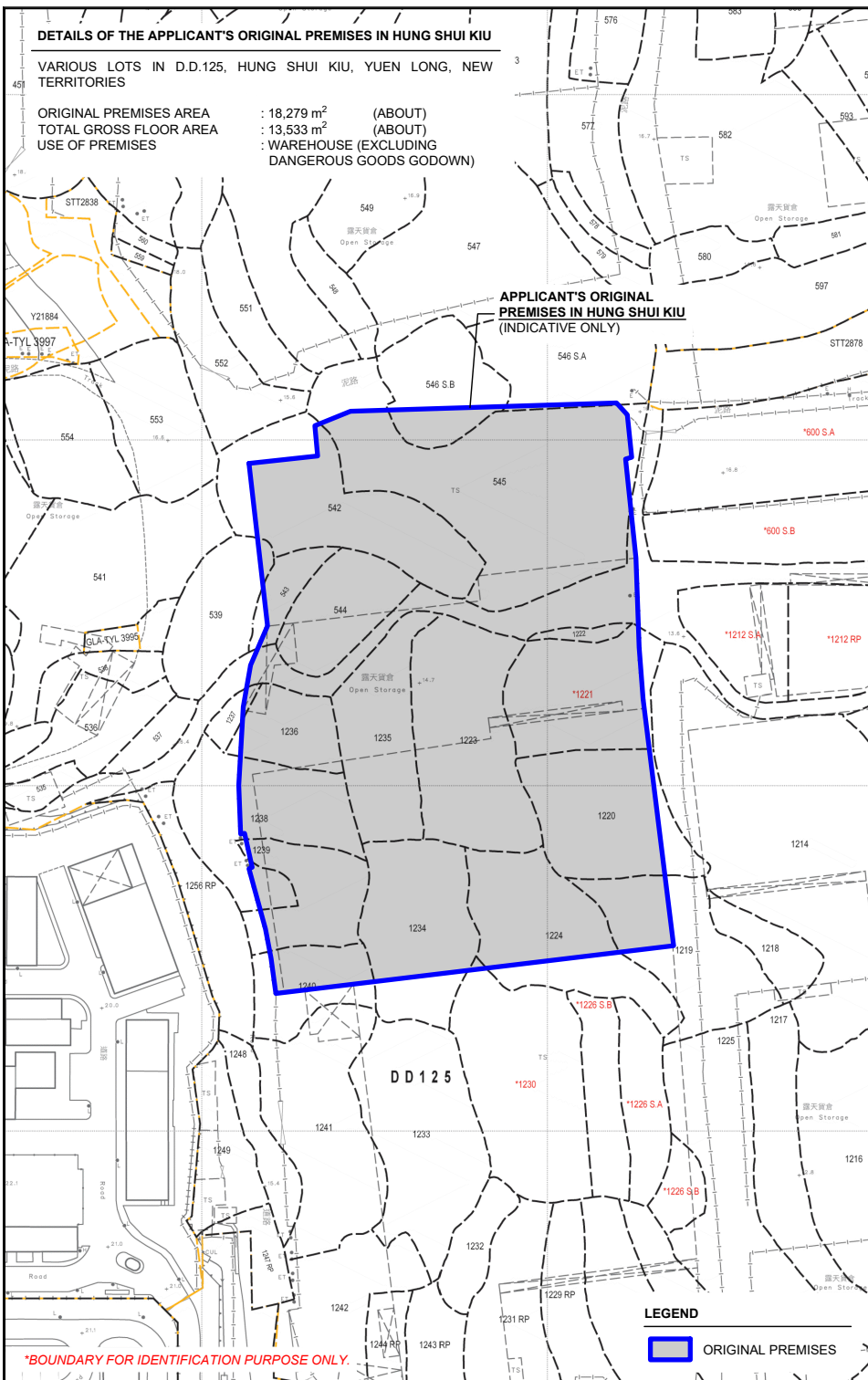
SCALE	
1: 1500 @ A4	
DRAWN BY	DATE
MN	13.4.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG. NO.	VER.
PLAN 3	001

**DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

VARIOUS LOTS IN D.D.125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

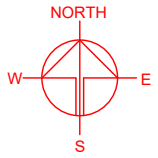
ORIGINAL PREMISES AREA : 18,279 m<sup>2</sup> (ABOUT)  
 TOTAL GROSS FLOOR AREA : 13,533 m<sup>2</sup> (ABOUT)  
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

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



**ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

AREA OF ORIGINAL PREMISES : 18,279 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN AREA : DRAFT HUNG SHUI KIU AND HA TSUEN OZP  
 OUTLINE ZONING PLAN NO. : S/HSK/3  
 ZONING OF THE ORIGINAL PREMISES : \*OTHER SPECIFIED USES\* ANNOTATED "INDUSTRY PARK",  
 \*OTHER SPECIFIED USES\* ANNOTATED "LOGISTICS FACILITY(1)" AND  
 \*OTHER SPECIFIED USES\* ANNOTATED "LOGISTICS FACILITY"



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 / 5000 @ A4

DRAWN BY

MN

DATE

13.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & ZONING)

DWG. NO.

PLAN 4

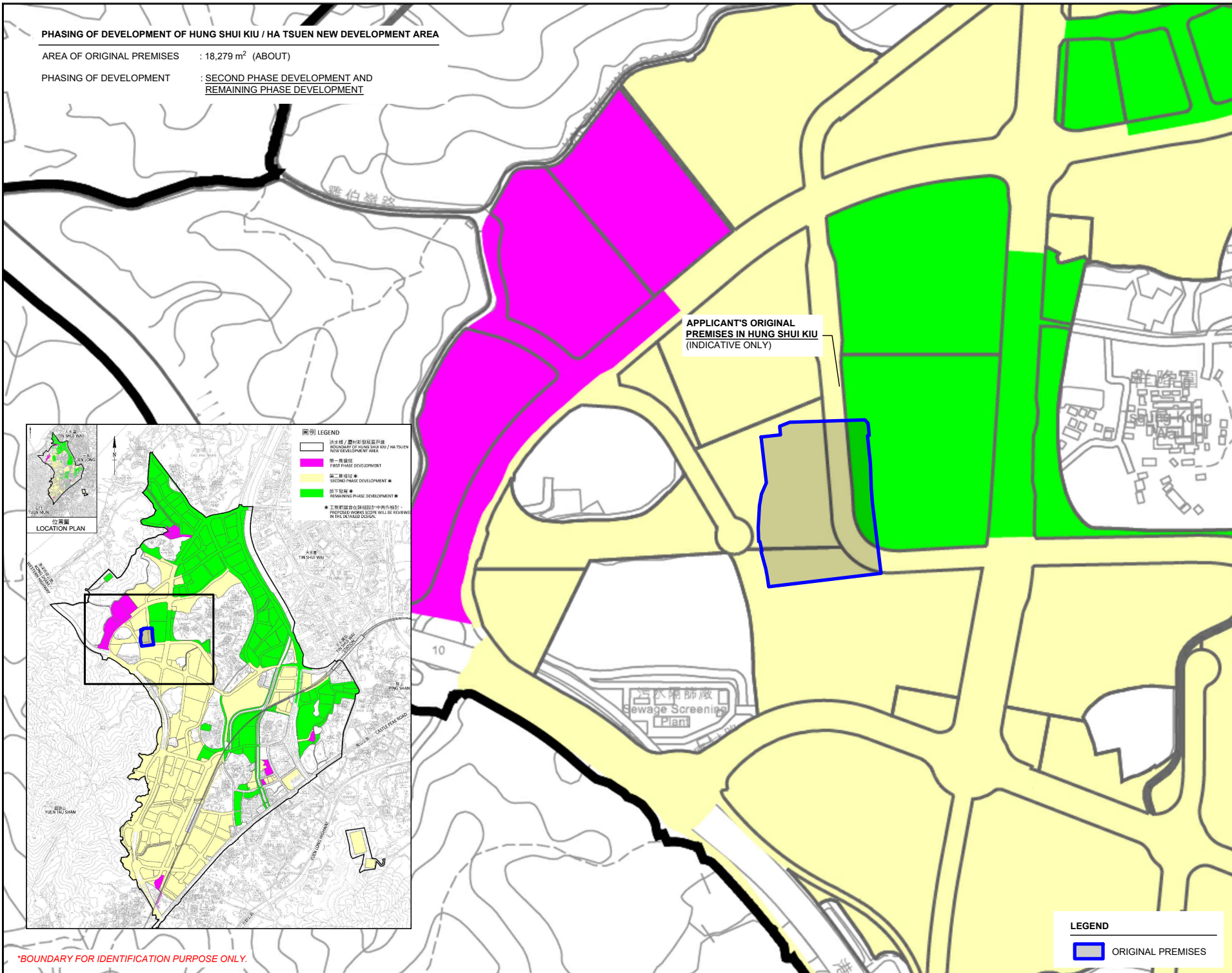
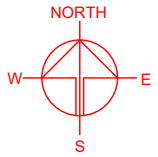
VER.

001

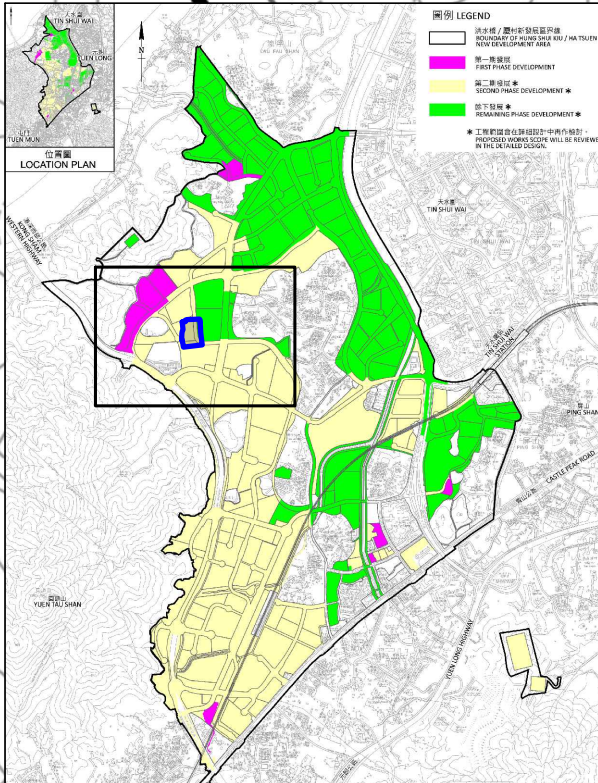
**PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA**

AREA OF ORIGINAL PREMISES : 18,279 m<sup>2</sup> (ABOUT)

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT AND REMAINING PHASE DEVELOPMENT



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



**圖例 LEGEND**  
 邊界線 / 圍封新發展區界線  
 BOUNDARY OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA  
 第一階段發展  
 FIRST PHASE DEVELOPMENT  
 第二階段發展  
 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

**LEGEND**  
 ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

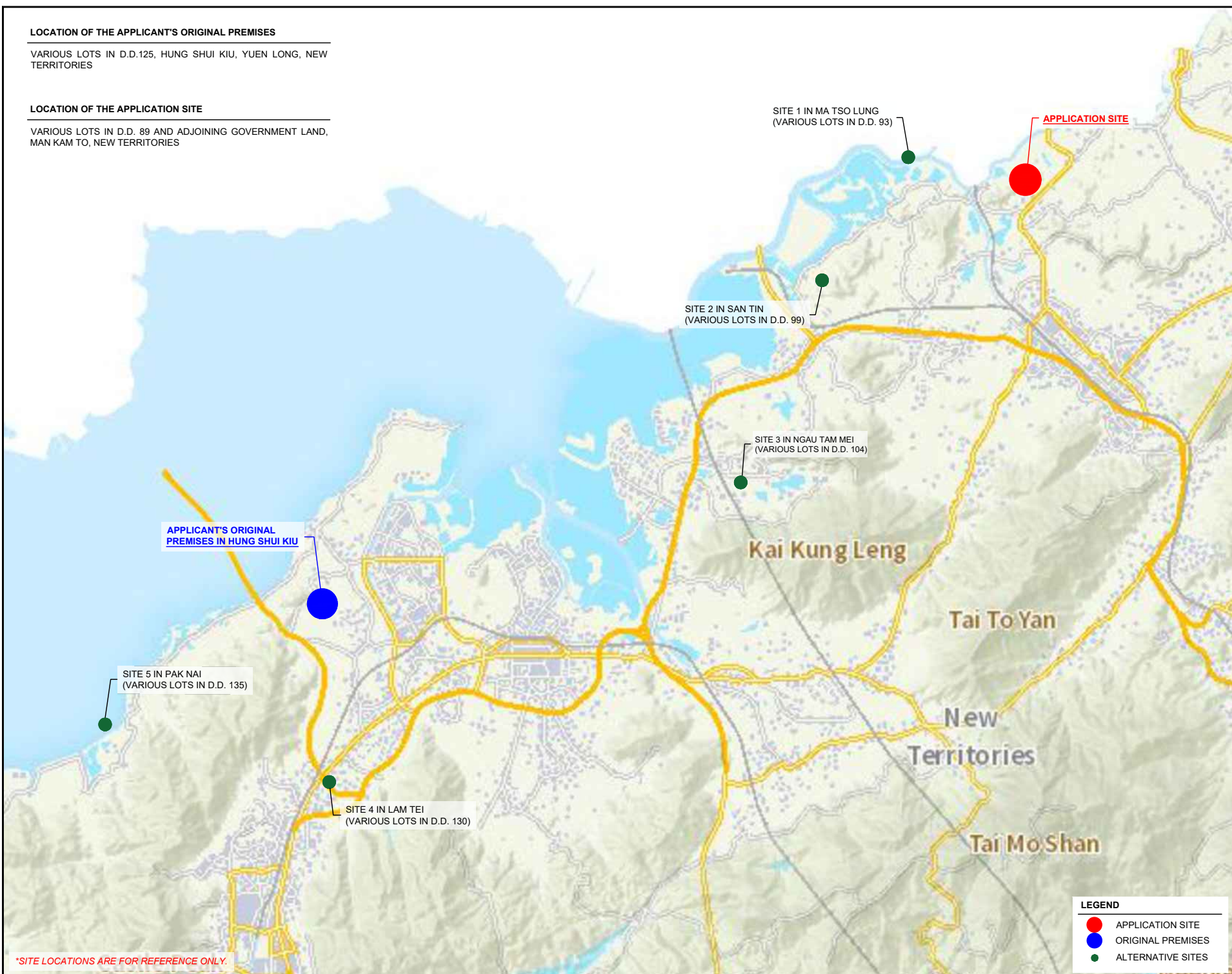
SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 13.4.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE KTN NDA PHASING PLAN	
DWG NO. PLAN 5	VER. 001

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

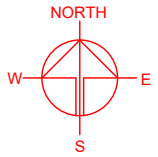
VARIOUS LOTS IN D.D.125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

**LOCATION OF THE APPLICATION SITE**

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES



\*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING ANCILLARY FACILITIES)

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY	DATE
MN	17.5.2024

CHECKED BY	DATE

APPROVED BY	DATE

**LEGEND**

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

DWG. TITLE  
ALTERNATIVE SITES

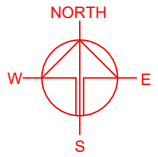
DWG NO.	VER.
PLAN 6	001

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

DATE OF AERIAL PHOTO : MARCH 2026

APPLICATION SITE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 13.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

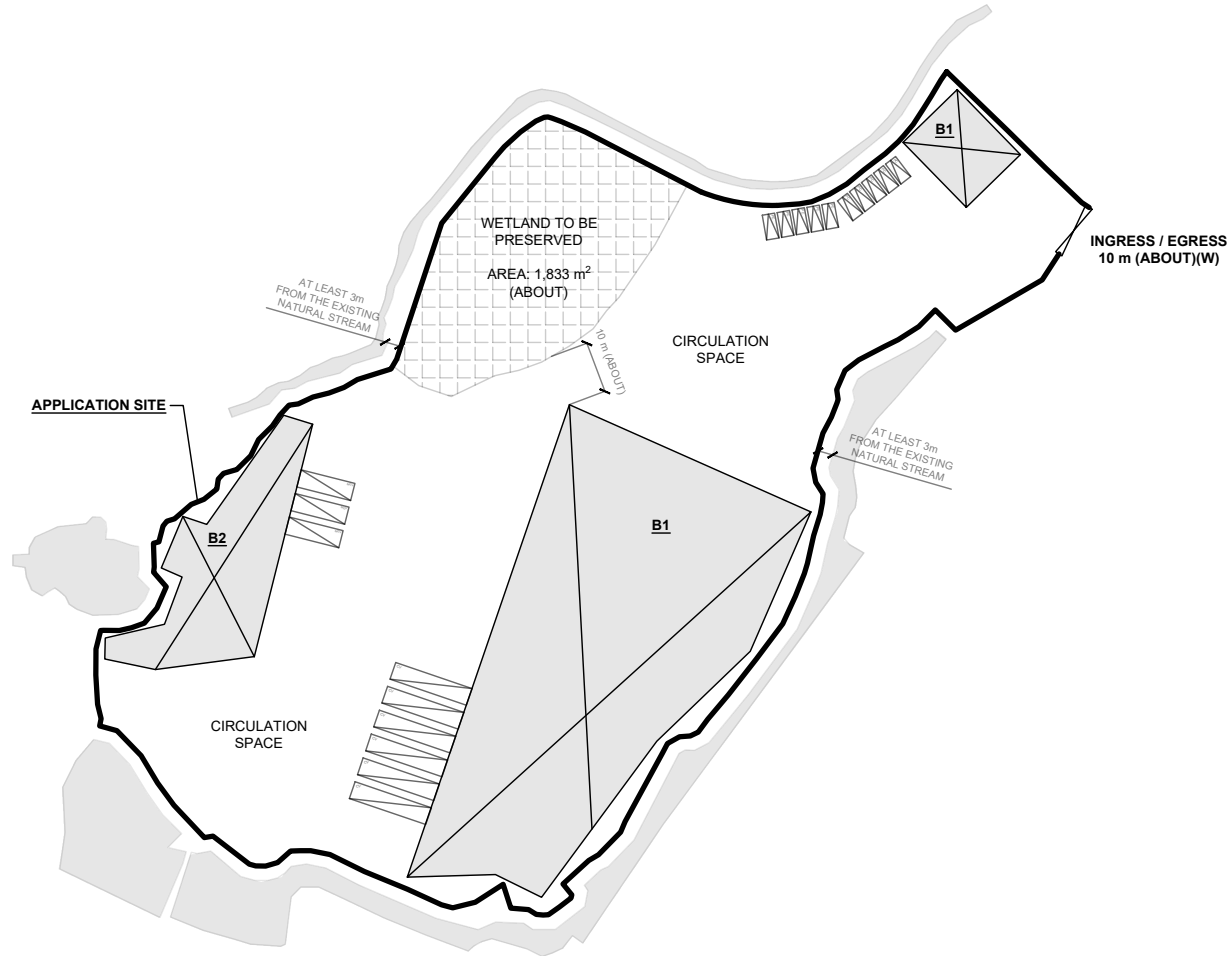
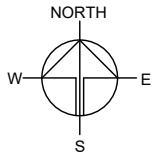
DWG. TITLE: AERIAL PHOTO OF THE SITE

DWG NO.: PLAN 7 VER.: 001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 16,256 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 4,999 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 11,257 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.62	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 9,998 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 9,998 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 16.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	3,866 m <sup>2</sup> (ABOUT)	7,732 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	863 m <sup>2</sup> (ABOUT)	1,726 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B3	OFFICE, WASHROOM AND CANTEEN	270 m <sup>2</sup> (ABOUT)	540 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>4,999 m<sup>2</sup> (ABOUT)</b>	<b>9,998 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- WETLAND TO BE PRESERVED
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 13.4.2026

REVISED BY: DATE:

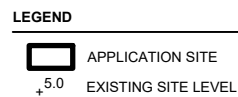
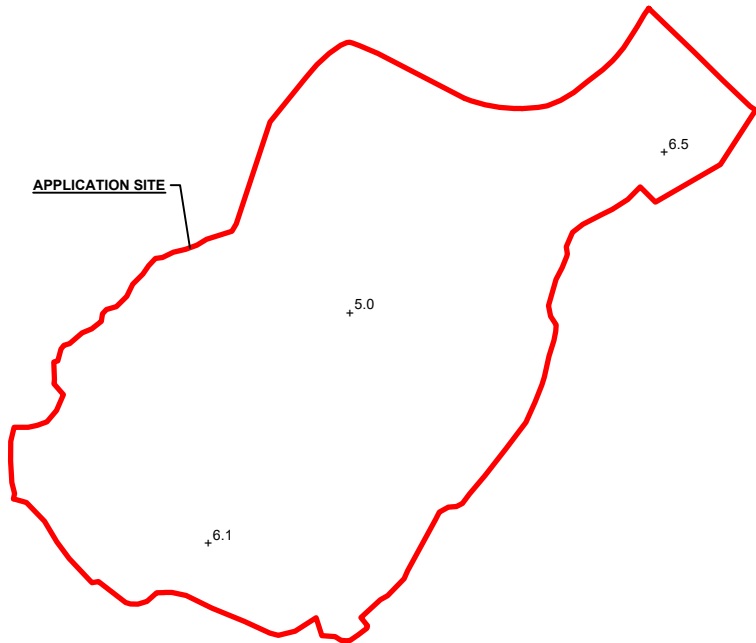
APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 8 VER. 001

**THE APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +5.0 mPD - 6.5 mPD (ABOUT)

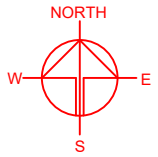
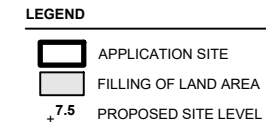
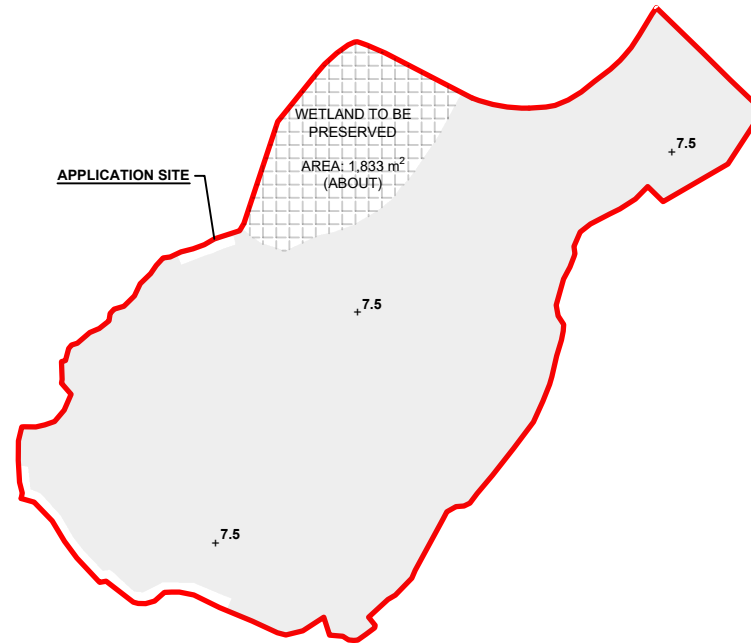


*\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.*

**PROPOSED FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

FILLING OF LAND AREA : 14,160 m<sup>2</sup> (ABOUT)  
 MATERIAL OF FILLING : CONCRETE  
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.5 m  
 PROPOSED SITE LEVELS : +7.5 mPD (ABOUT)  
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,  
 PARKING, LOADING/UNLOADING  
 SPACES AND CIRCULATION AREA



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
LT	28.4.2026

REVISED BY	DATE

APPROVED BY	DATE

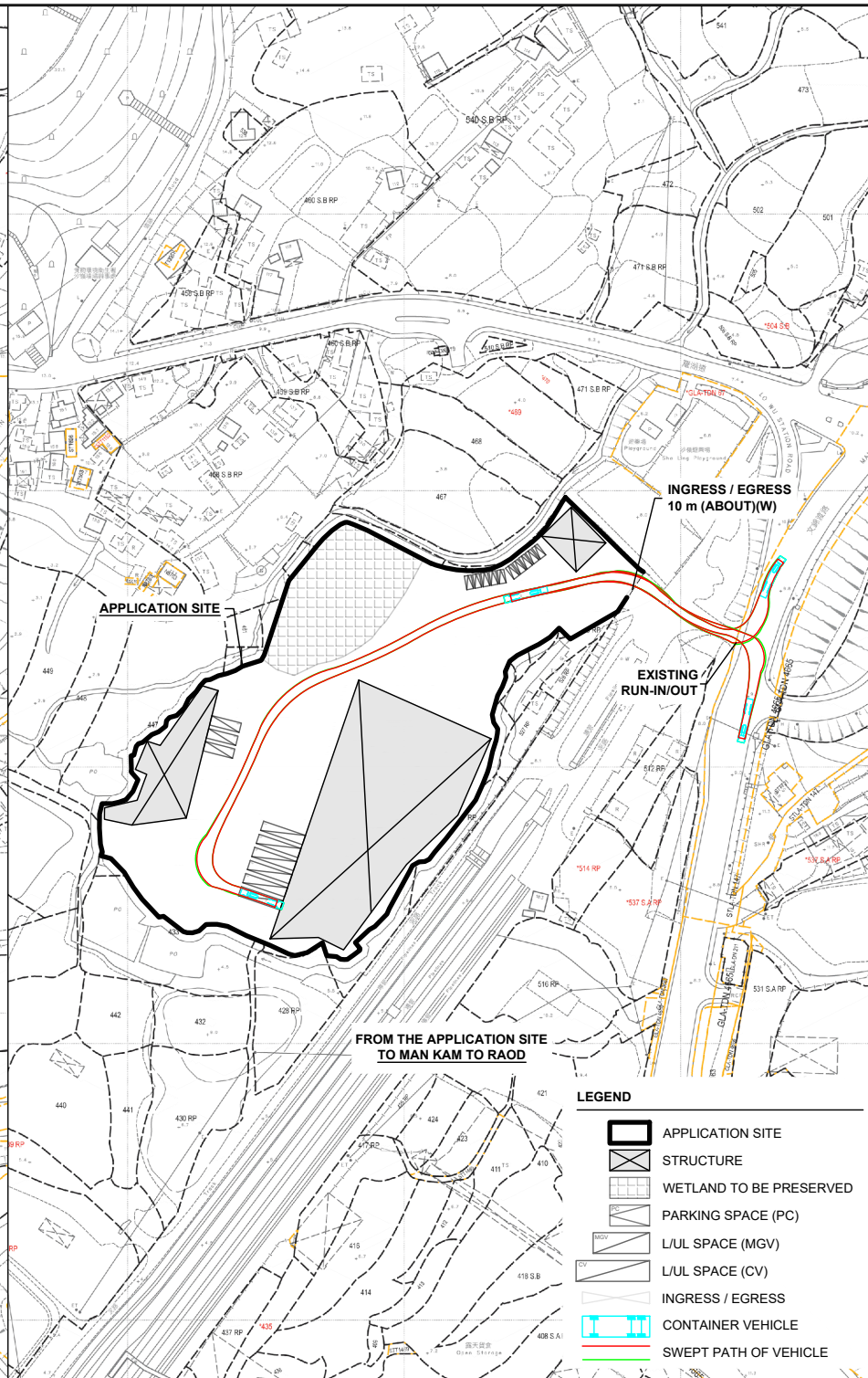
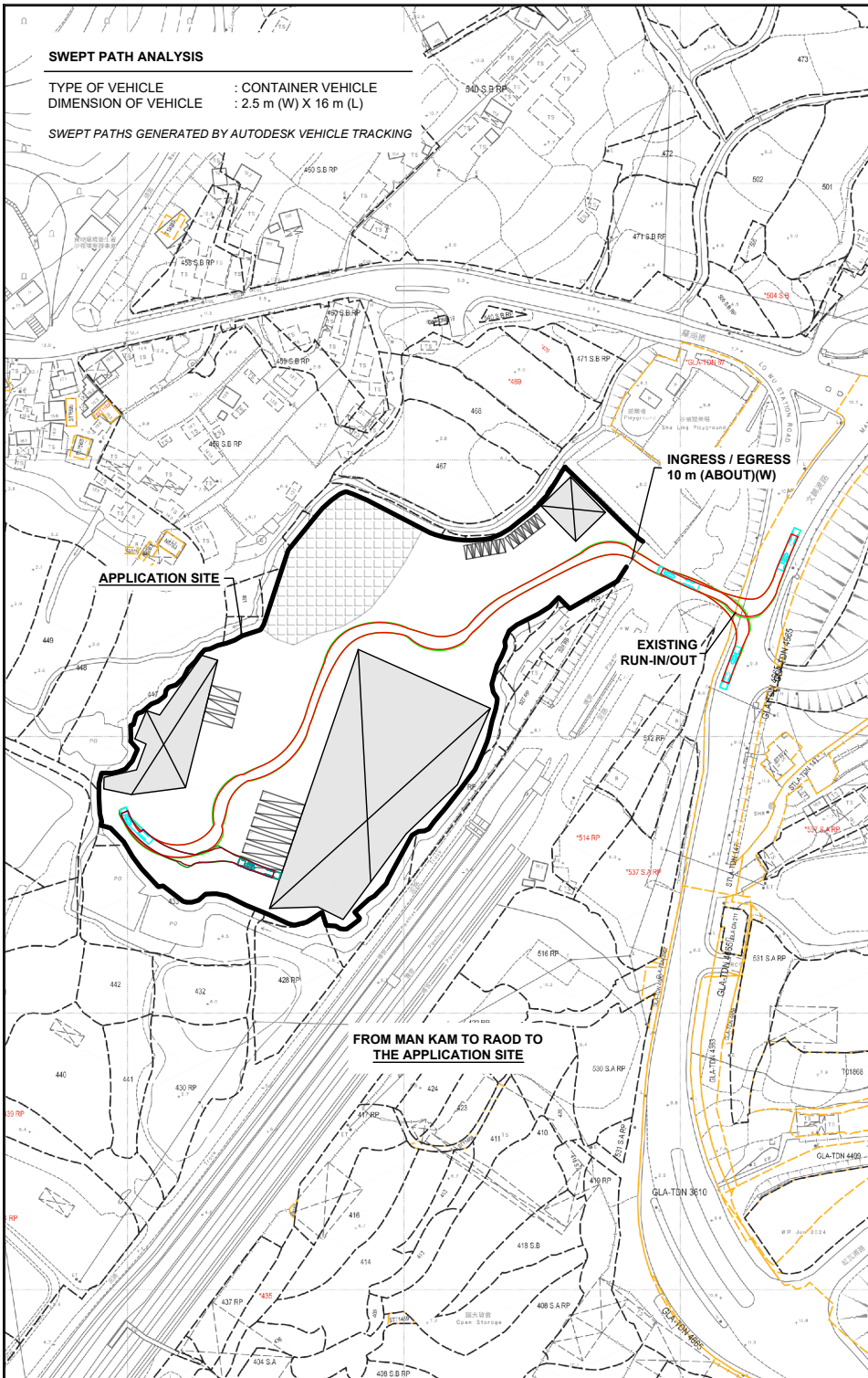
DWG. TITLE  
 FILLING OF LAND

DWG NO. PLAN 9	VER. 001
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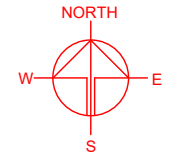
**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
  - STRUCTURE
  - WETLAND TO BE PRESERVED
  - PARKING SPACE (PC)
  - L/L SPACE (MGV)
  - L/L SPACE (CV)
  - INGRESS / EGRESS
  - CONTAINER VEHICLE
  - SWEPT PATH OF VEHICLE



PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE 1 : 2500 @ A4	
DRAWN BY MN	DATE 13.4.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG NO. PLAN 10	VER. 001