

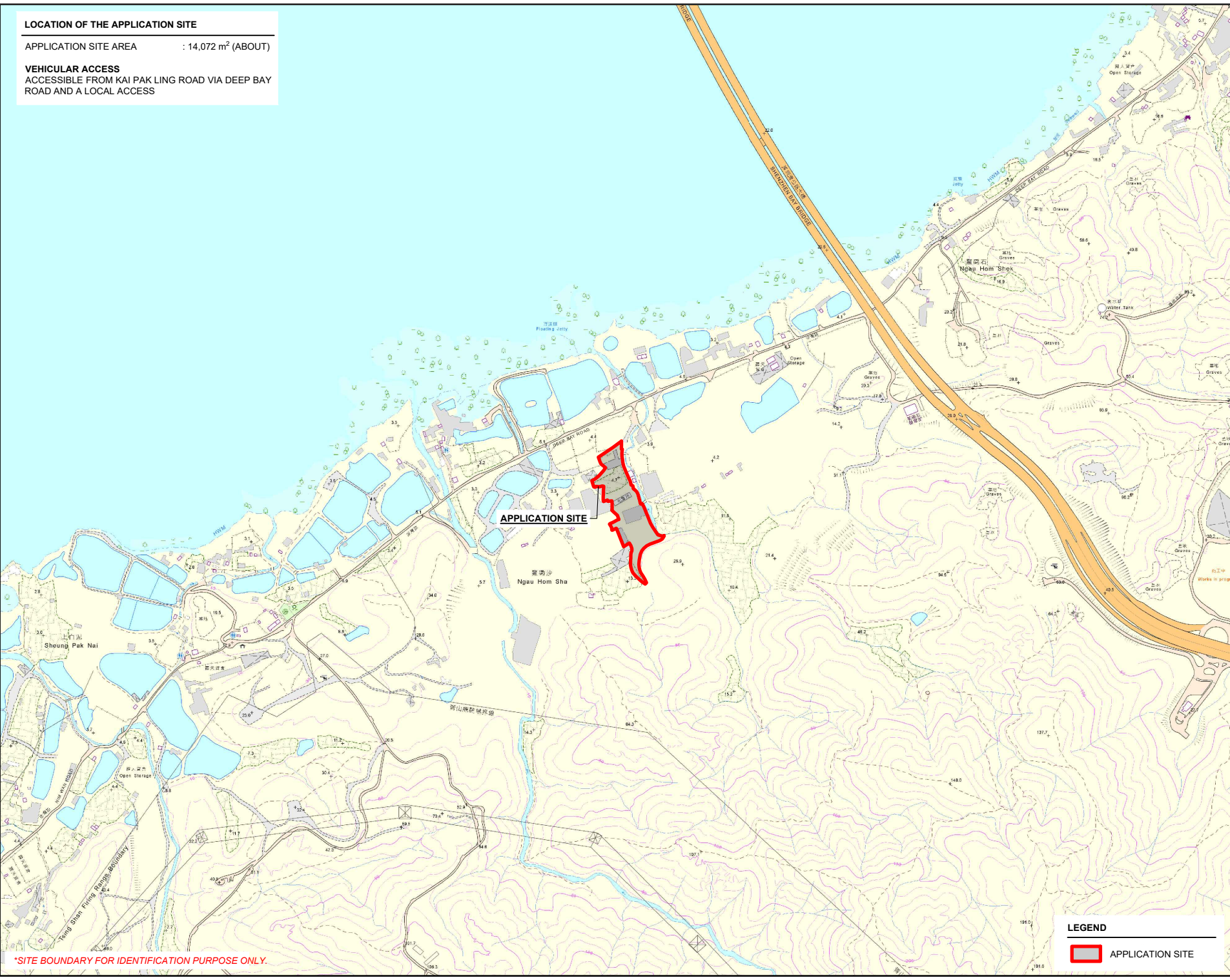
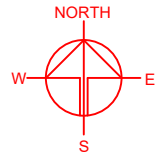
## **LIST OF PLANS**

<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 – location and zoning
<b>Plan 5</b>	Original Premises – HSK/HT NDA phasing and land resumption
<b>Plan 6</b>	Alternative sites for relocation
<b>Plan 7</b>	TPB PG-No. 13G
<b>Plan 8</b>	Aerial photo
<b>Plan 9</b>	Layout plan
<b>Plan 10</b>	Plan showing the filling of land
<b>Plan 11</b>	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,072 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM KAI PAK LING ROAD VIA DEEP BAY ROAD AND A LOCAL ACCESS



APPLICATION SITE

Sheung Pak Nai

Ngau Hom Sha

Ngau Hom Shek



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE 1: 10000 @ A4	
DRAWN BY MN	DATE 30.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

LEGEND

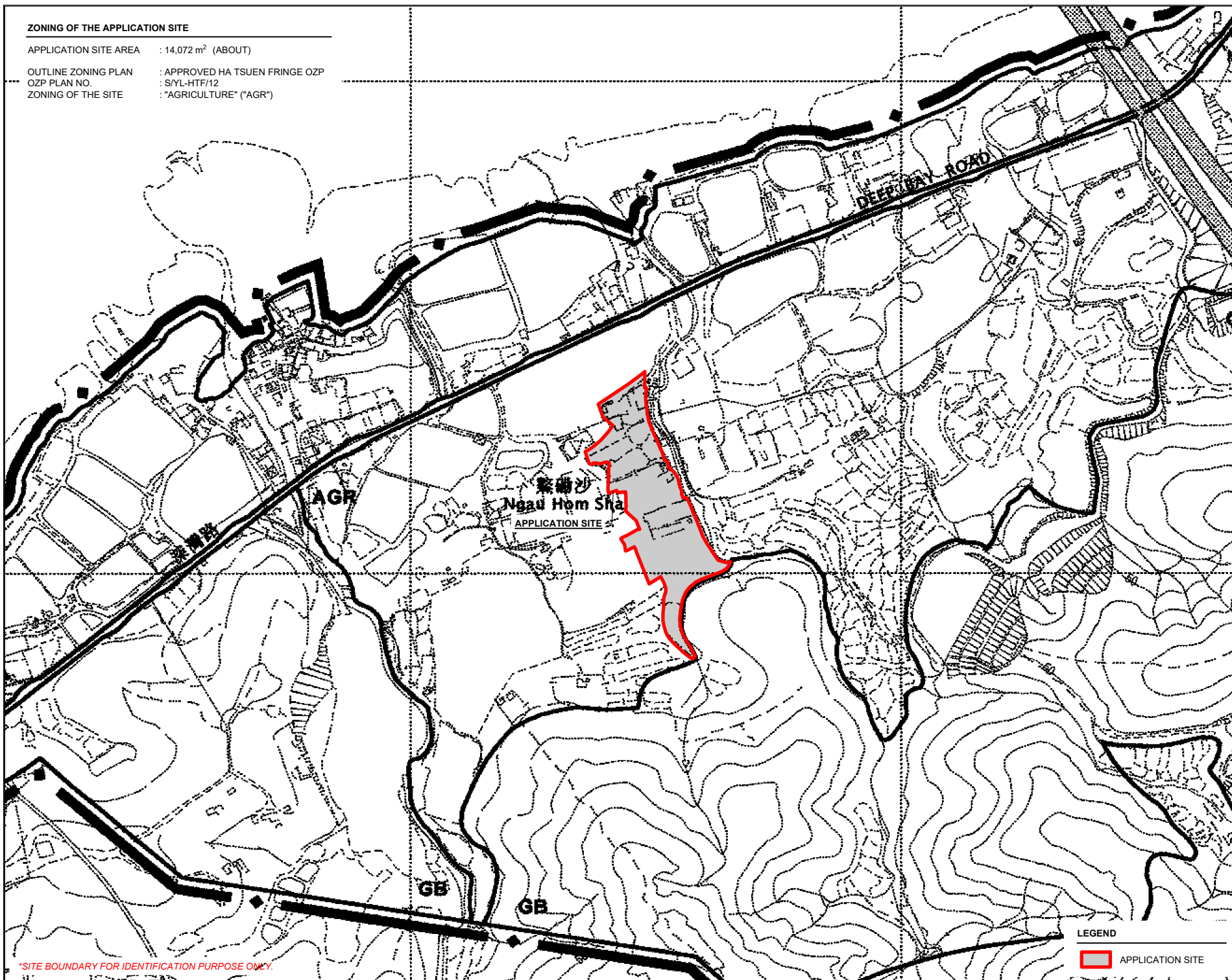
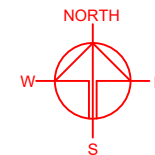
APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,072 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP  
OZP PLAN NO. : SYL-HTF/12  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

30.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

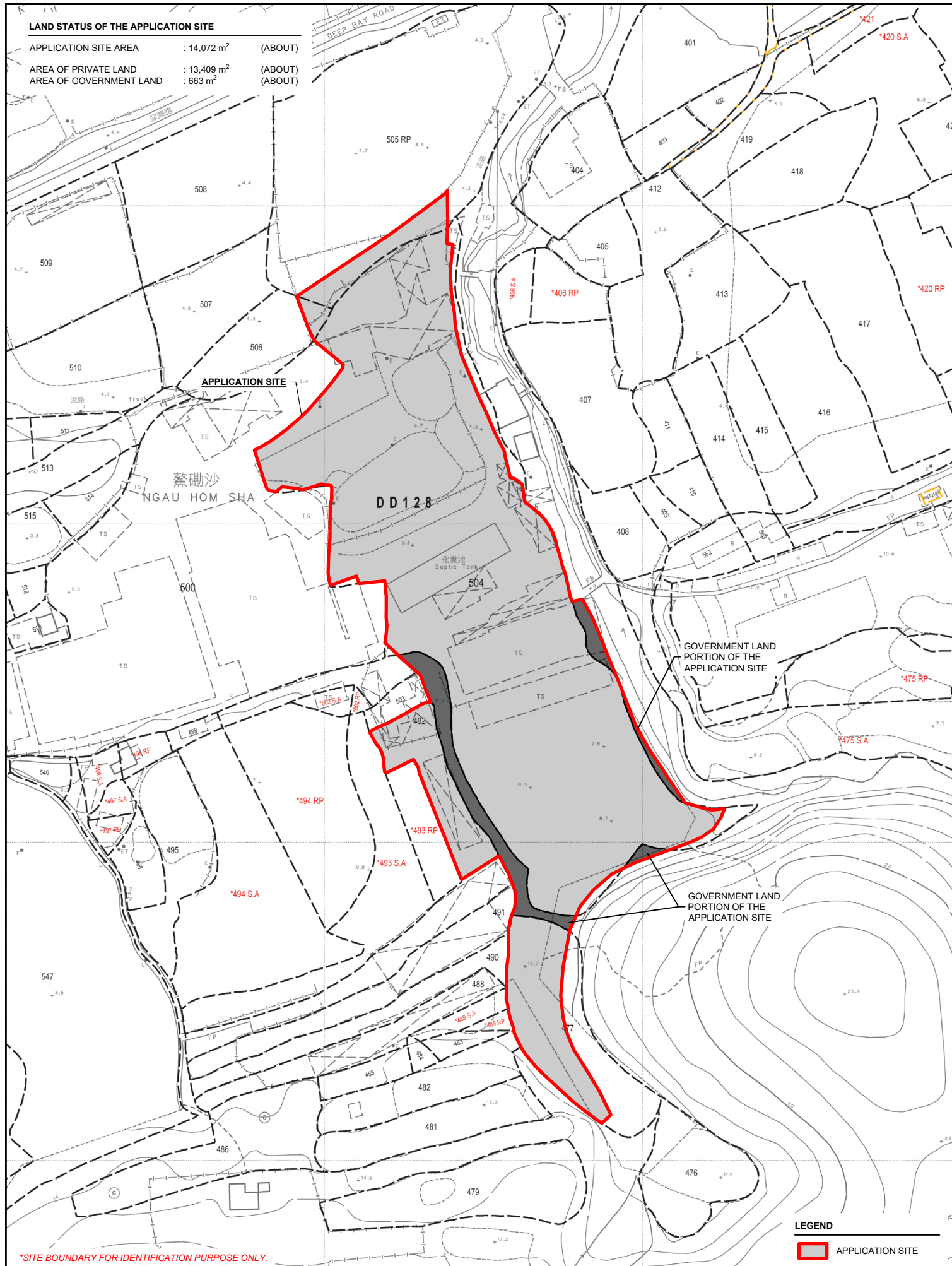
PLAN 2

VER.

001

# LAND STATUS OF THE APPLICATION SITE



APPLICATION SITE AREA : 14,072 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 13,409 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 663 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

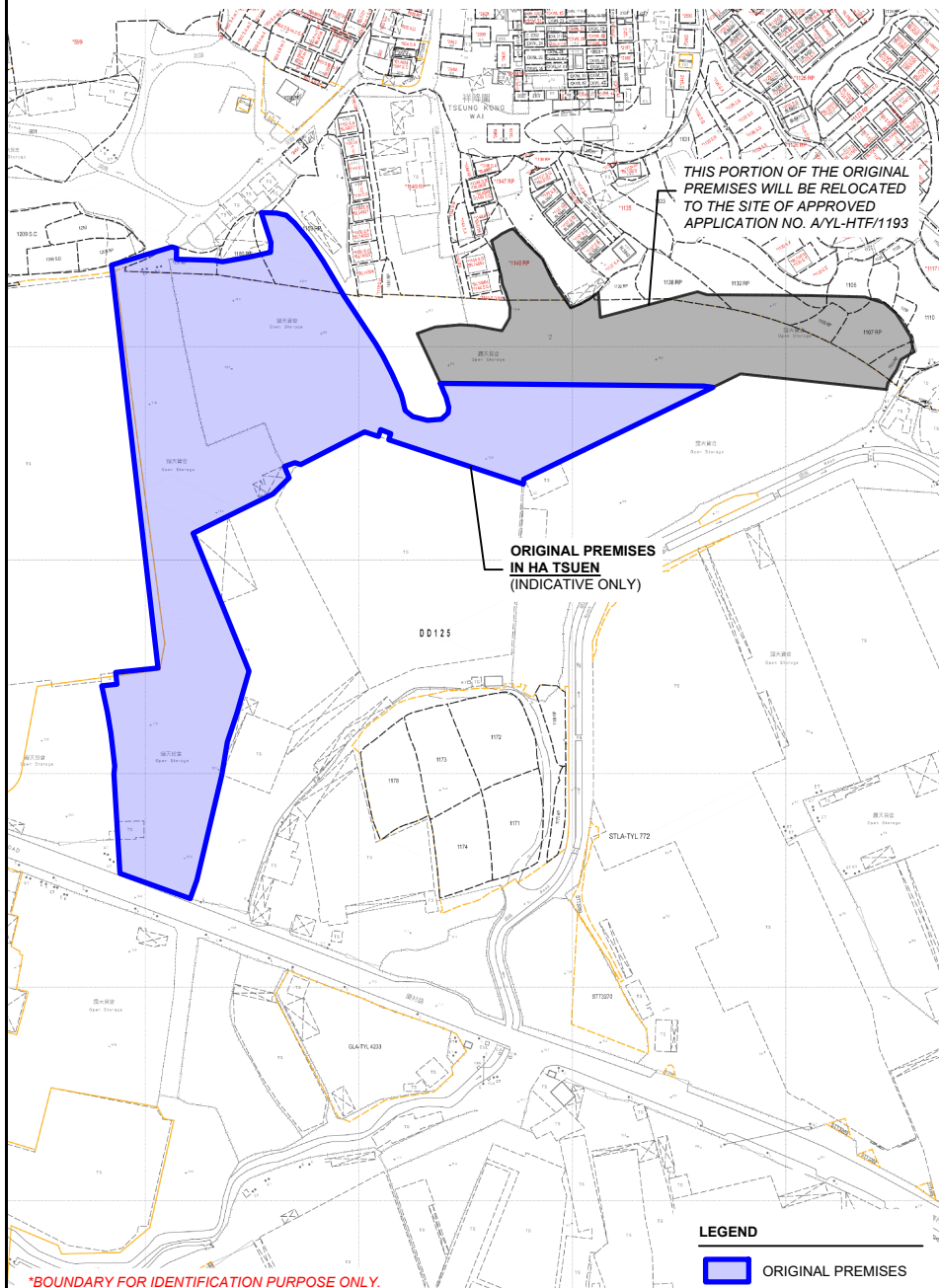
## LEGEND

APPLICATION SITE

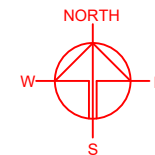
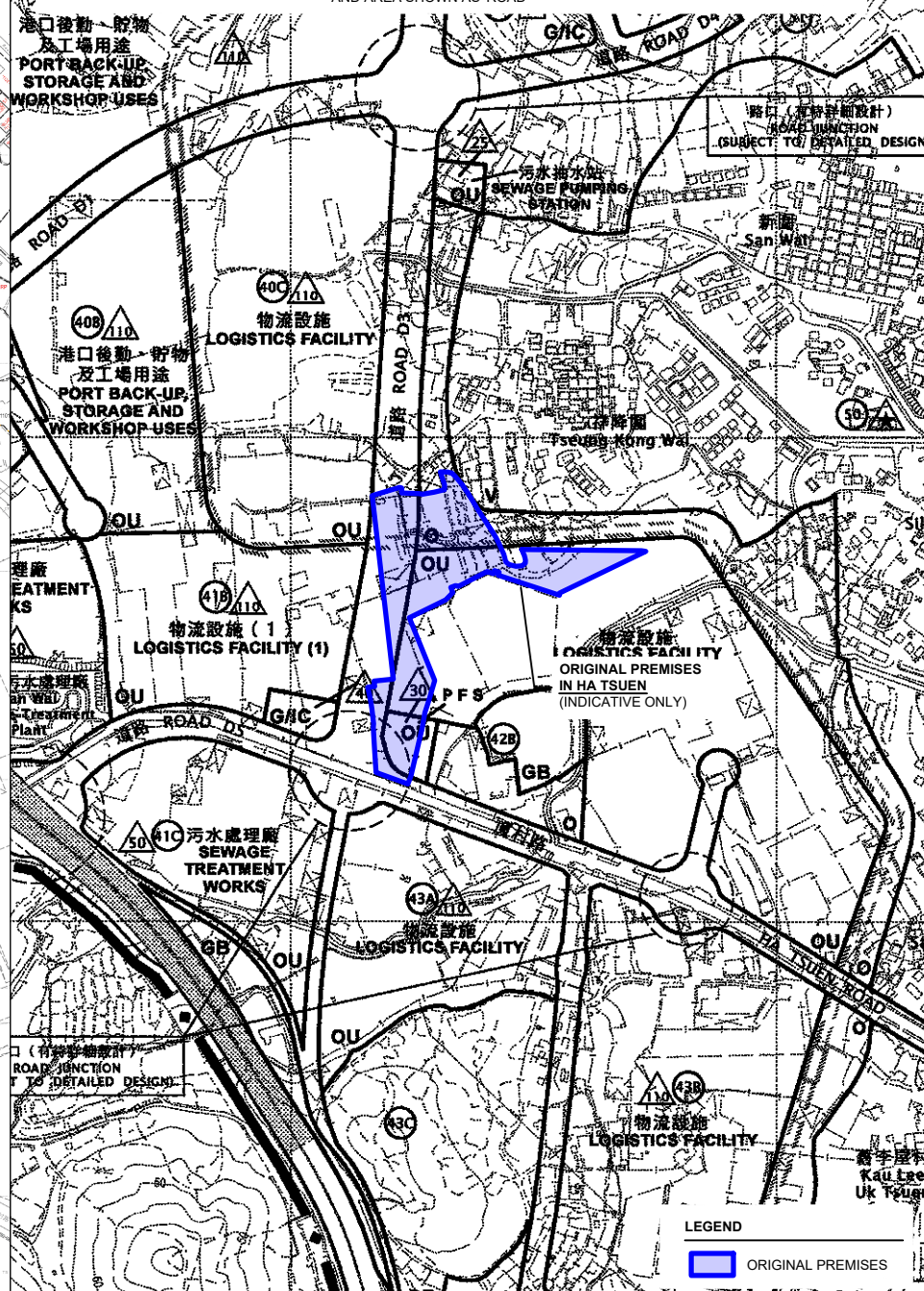
<p>PLANNING CONSULTANT</p> 	<p>PROJECT</p> <p>PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 1500 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>27.10.2025</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>LAND STATUS</p> <p>DWG NO.</p> <p>PLAN 3</p> <p>VER.</p> <p>001</p>	
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AREA OF PREMISES : 24,237 m<sup>2</sup> (ABOUT)  
USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
LOCATION : VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES



OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN QZP  
OUTLINE ZONING PLAN NO. : S/HSK/2  
ZONING OF THE ORIGINAL PREMISES : "OPEN SPACE" ("O")  
"OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY" ("OU(LF)")  
"OTHER SPECIFIED USES" ANNOTATED "PETROL FILLING STATION" ("OU(PFS)")  
AND AREA SHOWN AS 'ROAD'



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND  
ADJOINING GOVERNMENT  
LAND, PAK NAI, YUEN LONG,  
NEW TERRITORIES

SCALE  
1 : 3500 / 7500 @ A4

DRAWN BY	DATE
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WINE	ATTACHED
CHECKED BY	DATE

APPROVED BY	DATE
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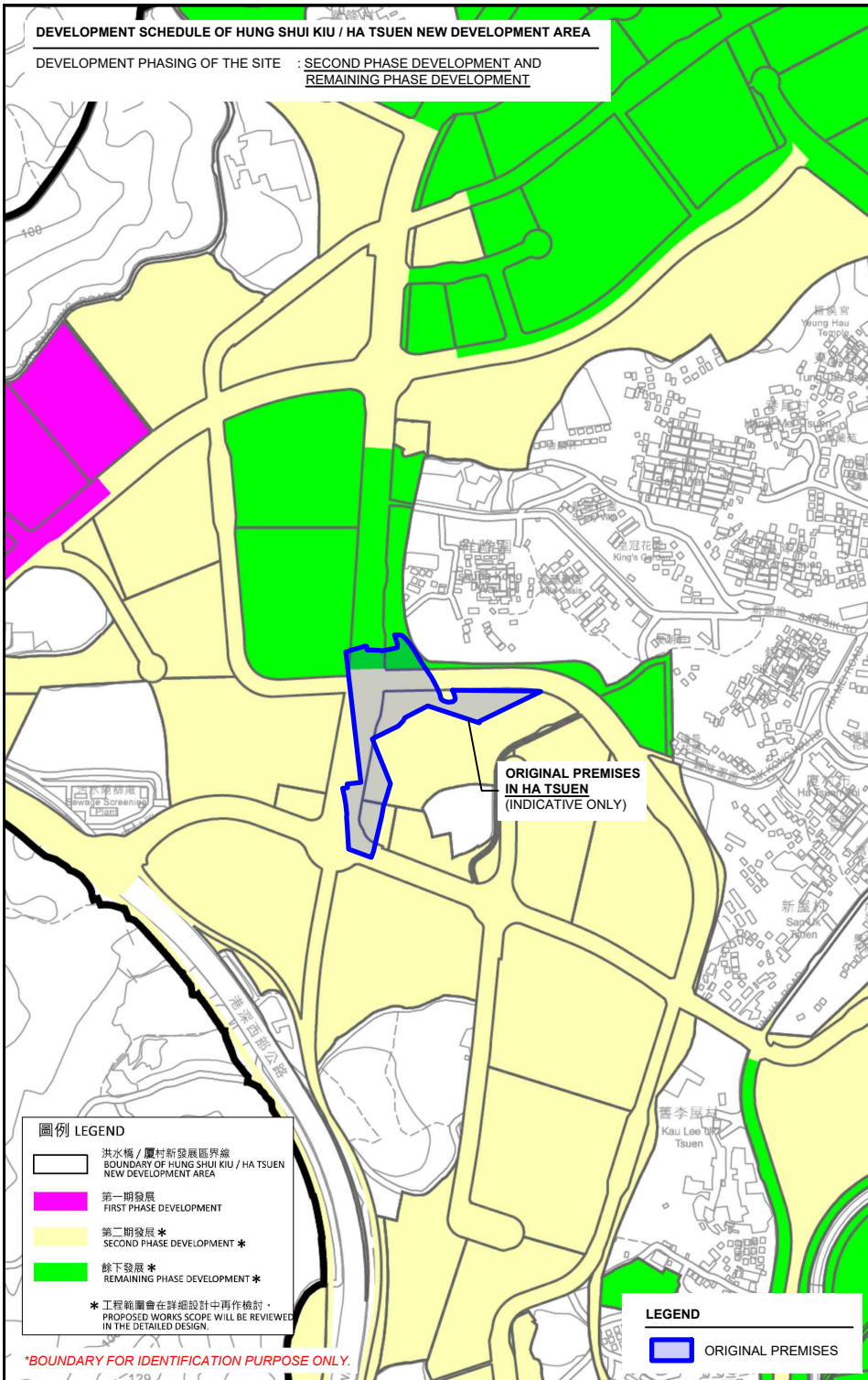
DWG. TITLE	OP - LOCATION / ZONING PLAN
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DWG NO.	VER
PLAN 4	00



# DEVELOPMENT SCHEDULE OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

DEVELOPMENT PHASING OF THE SITE : SECOND PHASE DEVELOPMENT AND REMAINING PHASE DEVELOPMENT



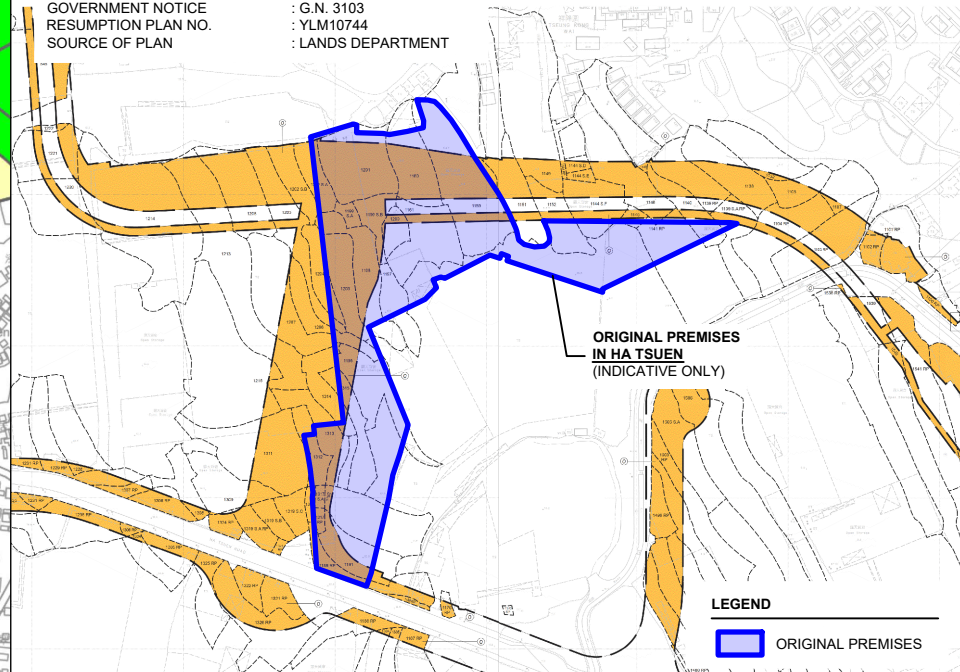
ORIGINAL PREMISES  
IN HA TSUEN  
(INDICATIVE ONLY)

## LEGEND

ORIGINAL PREMISES

# RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3103  
RESUMPTION PLAN NO. : YLM10744  
SOURCE OF PLAN : LANDS DEPARTMENT



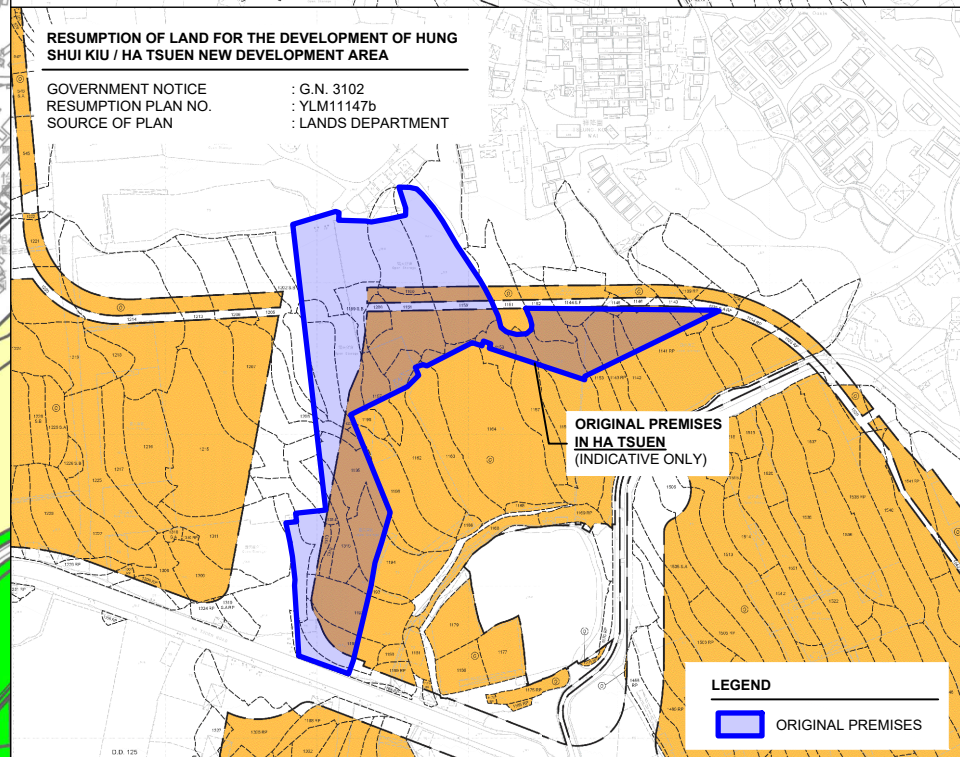
ORIGINAL PREMISES  
IN HA TSUEN  
(INDICATIVE ONLY)

## LEGEND

ORIGINAL PREMISES

# RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

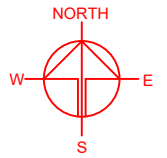
GOVERNMENT NOTICE : G.N. 3102  
RESUMPTION PLAN NO. : YLM11147b  
SOURCE OF PLAN : LANDS DEPARTMENT



ORIGINAL PREMISES  
IN HA TSUEN  
(INDICATIVE ONLY)

## LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 10000 / 5000 @ A4

DRAWN BY

MN

DATE

30.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING & LAND RESUM.

DWG NO.

PLAN 5

VER.

001

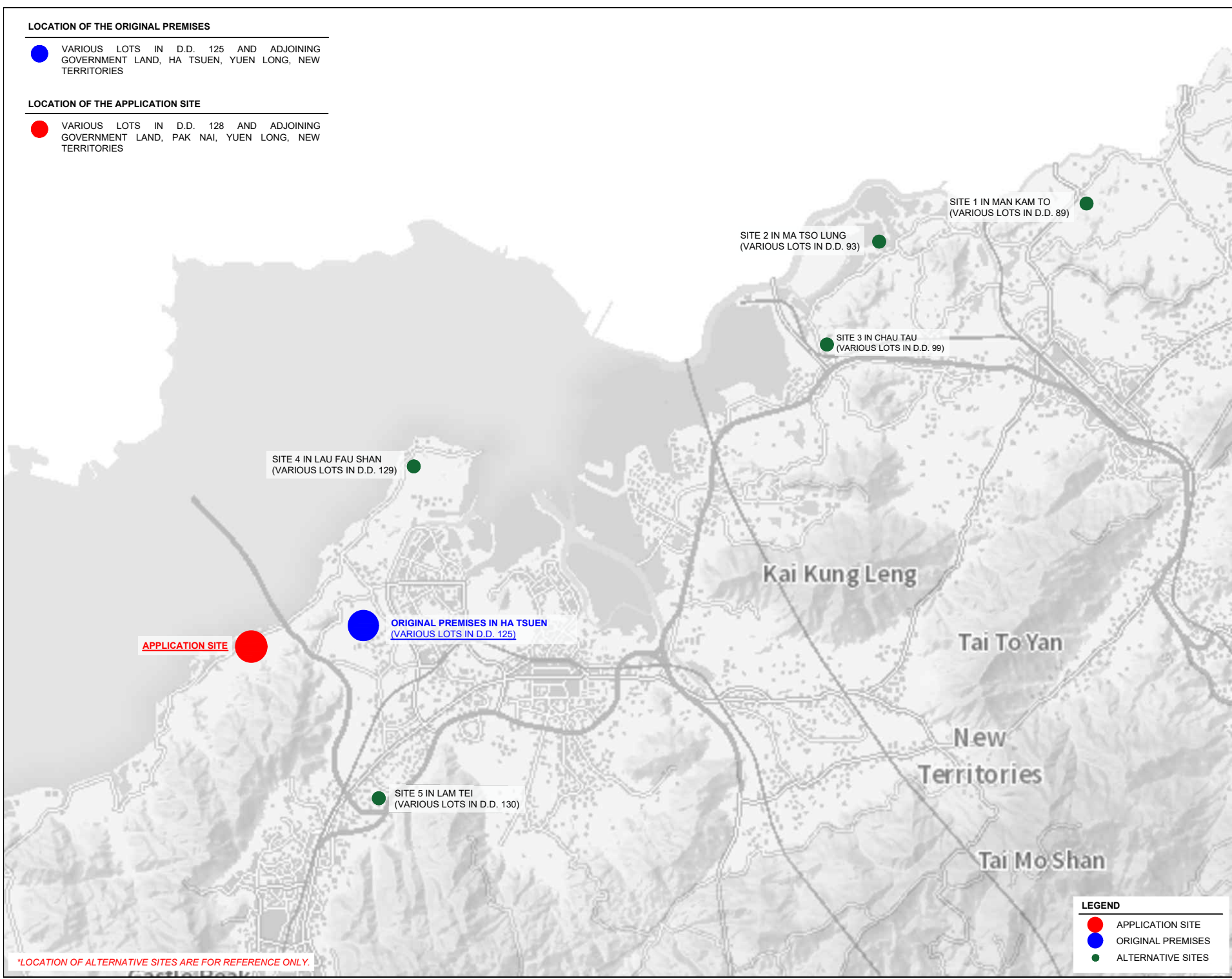
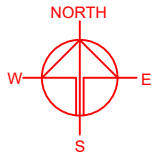
\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LOCATION OF THE ORIGINAL PREMISES

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

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES



\*LOCATION OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

LEGEND

APPLICATION SITE

ORIGINAL PREMISES

ALTERNATIVE SITES

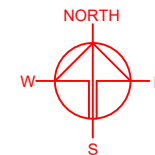
PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES	
SCALE	
INDICATIVE ONLY	
DRAWN BY	DATE
CC	4.11.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG NO.	VER.
PLAN 6	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 : 14,072 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



APPLICATION SITE

**TPB Guidelines No. 13G**

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND  
ADJOINING GOVERNMENT LAND  
PAK NAI, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY : MN DATE : 30.10.2025

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE  
TPB PG-NO. 13G

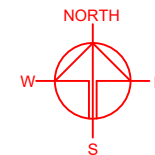
DWG NO. : PLAN 7 VER. : 001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 14,072 m<sup>2</sup> (ABOUT)  
AERIAL PHOTO NO. : E032752C  
DATE OF AERIAL PHOTO : 3/1/2018  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT



APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	13.11.2025

CHECKED BY	DATE
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APPROVED BY	DATE
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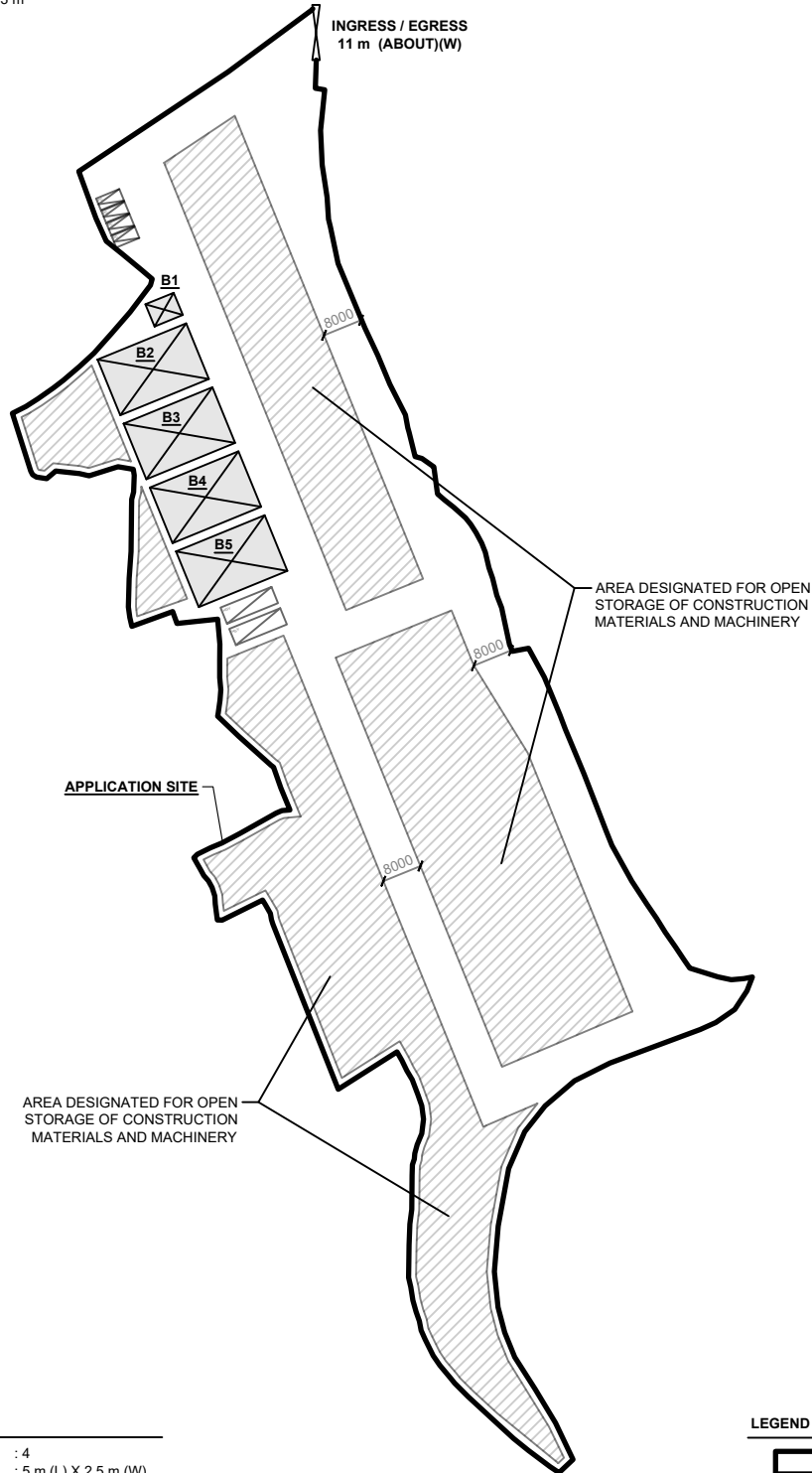
DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG NO.	VER.
PLAN 8	001

### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 14,072 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 950 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 13,122 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.07	(ABOUT)
SITE COVERAGE	: 7 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 980 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 980 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m - 12 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 7,150 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	30 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.)	230 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT)	12 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCL. D.G.G.)	230 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT)	12 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCL. D.G.G.)	230 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT)	12 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCL. D.G.G.)	230 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT)	12 m (ABOUT)(1-STOREY)
TOTAL		950 m <sup>2</sup> (ABOUT)	980 m <sup>2</sup> (ABOUT)	



### PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

### LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF L/U SPACE	: 11 m (L) X 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

### LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	L/U SPACE (HEAVY GOODS VEHICLE)
	INGRESS / EGRESS

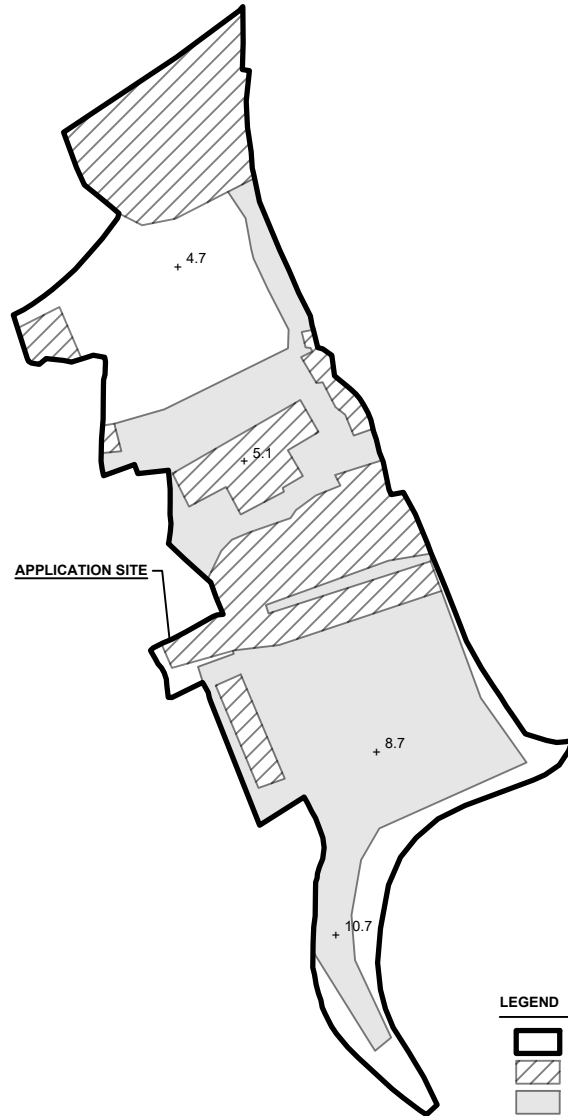
<b>PLANNING CONSULTANT</b> 	<b>PROJECT</b> PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	<b>ADDRESS</b> VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES	<b>SCALE</b> 1 : 1500 @ A4		<b>TITLE</b> LAYOUT PLAN	
			<b>DRAWN BY</b> MN	<b>DATE</b> 27.10.2025	<b>DWG NO.</b> PLAN 9	<b>VER.</b> 001





### EXISTING CONDITION OF THE APPLICATION SITE

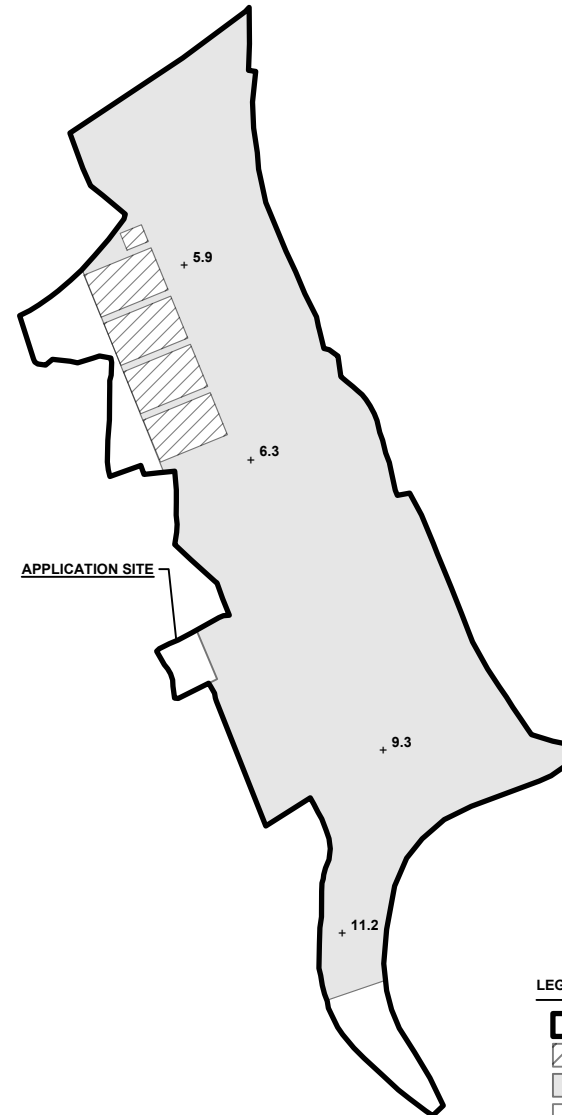
APPLICATION SITE AREA	: 14,072 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +4.7 mPD TO +10.7 mPD	(ABOUT)
AREA COVERED BY CONCRETE	: 4,651 m <sup>2</sup>	(ABOUT)
AREA COVERED BY ASPHALT	: 5,831 m <sup>2</sup>	(ABOUT)
AREA COVERED BY SOIL	: 3,590 m <sup>2</sup>	(ABOUT)



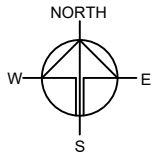
\*SITE LEVELS ARE FOR REFERENCE ONLY.  
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

### PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 14,072 m <sup>2</sup>	(ABOUT)
FILLING OF LAND AREA	: 14,072 m <sup>2</sup>	(ABOUT)
- CONCRETE	: 950	(ABOUT)
- ASPHALT	: 11,900 m <sup>2</sup>	(ABOUT)
- SOIL	: 1,222 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.2 m	
SITE LEVELS	: +5.9 mPD TO +11.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING USE	: CONCRETE, ASPHALT AND SOIL : PARKING AND LOADING / UNLOADING SPACE, : SITE FORMATION OF STRUCTURES, : OPEN STORAGE AREA AND CIRCULATION SPACE	



<b>LEGEND</b>	
	APPLICATION SITE
	CONCRETE AREA
	ASPHALT AREA
	SOIL AREA
	+ 5.9 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND  
ADJOINING GOVERNMENT LAND  
PAK NAI, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 12.11.2025

REVISED BY DATE

APPROVED BY DATE

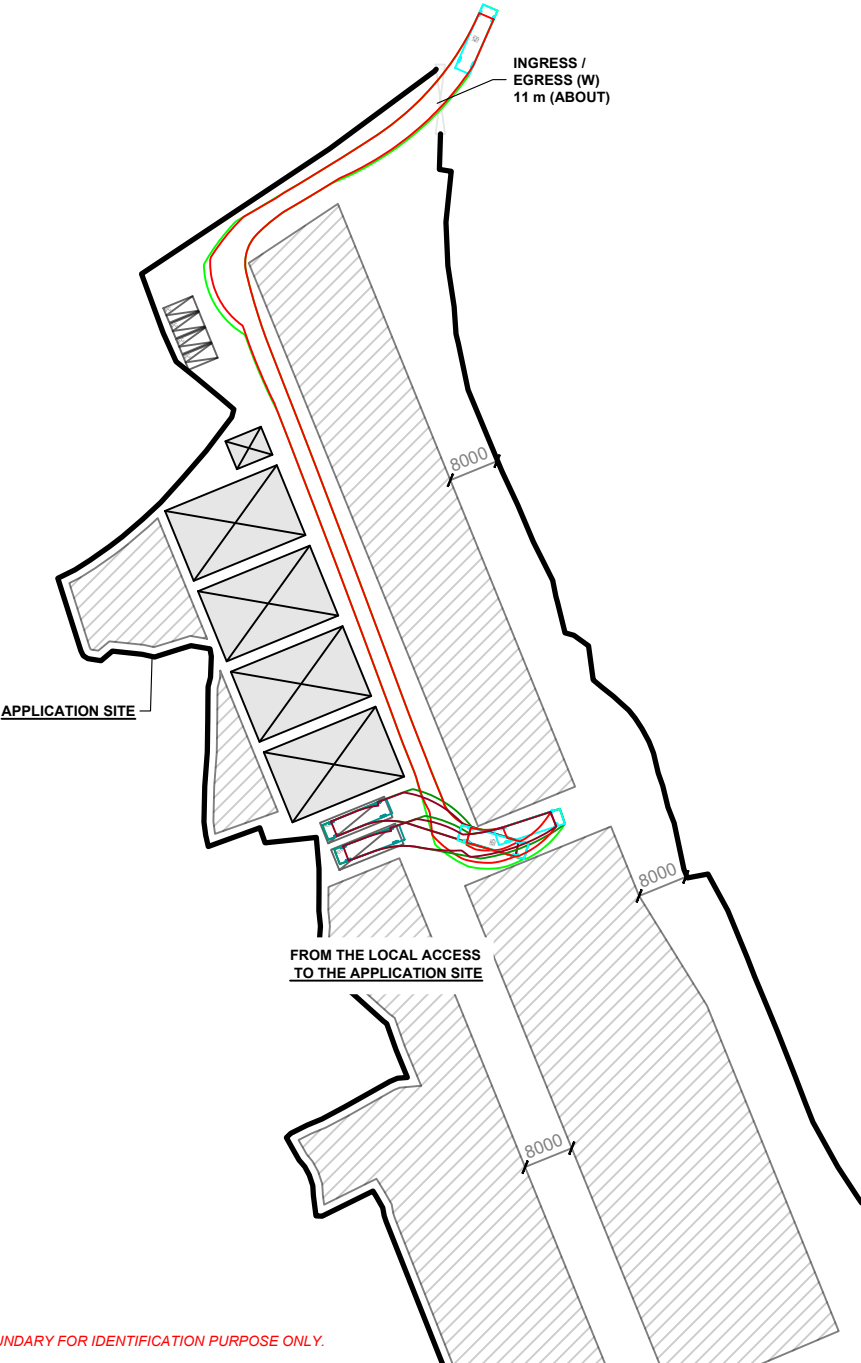
DWG. TITLE  
FILLING OF LAND

DWG NO. PLAN 10 VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

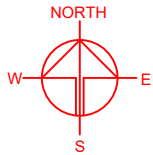
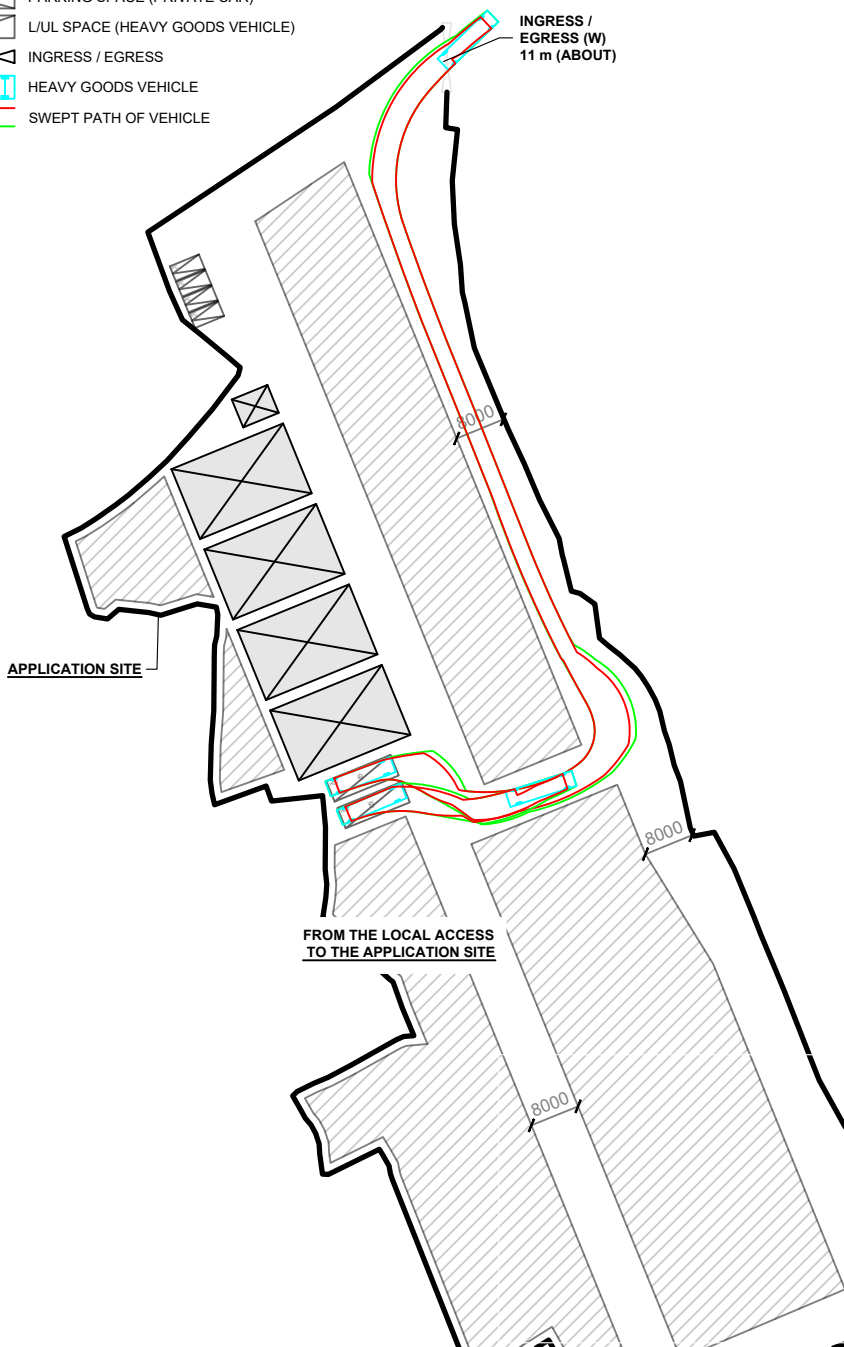
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (HEAVY GOODS VEHICLE)
- INGRESS / EGRESS
- HEAVY GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

MN

DATE

30.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 11

VER.

001