

LIST OF PLANS

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Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
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Plan 7	TPB PG-No. 13G
Plan 8	Aerial photo
Plan 9	Layout plan
Plan 10	Plan showing the filling of land
Plan 11	Swept path analysis

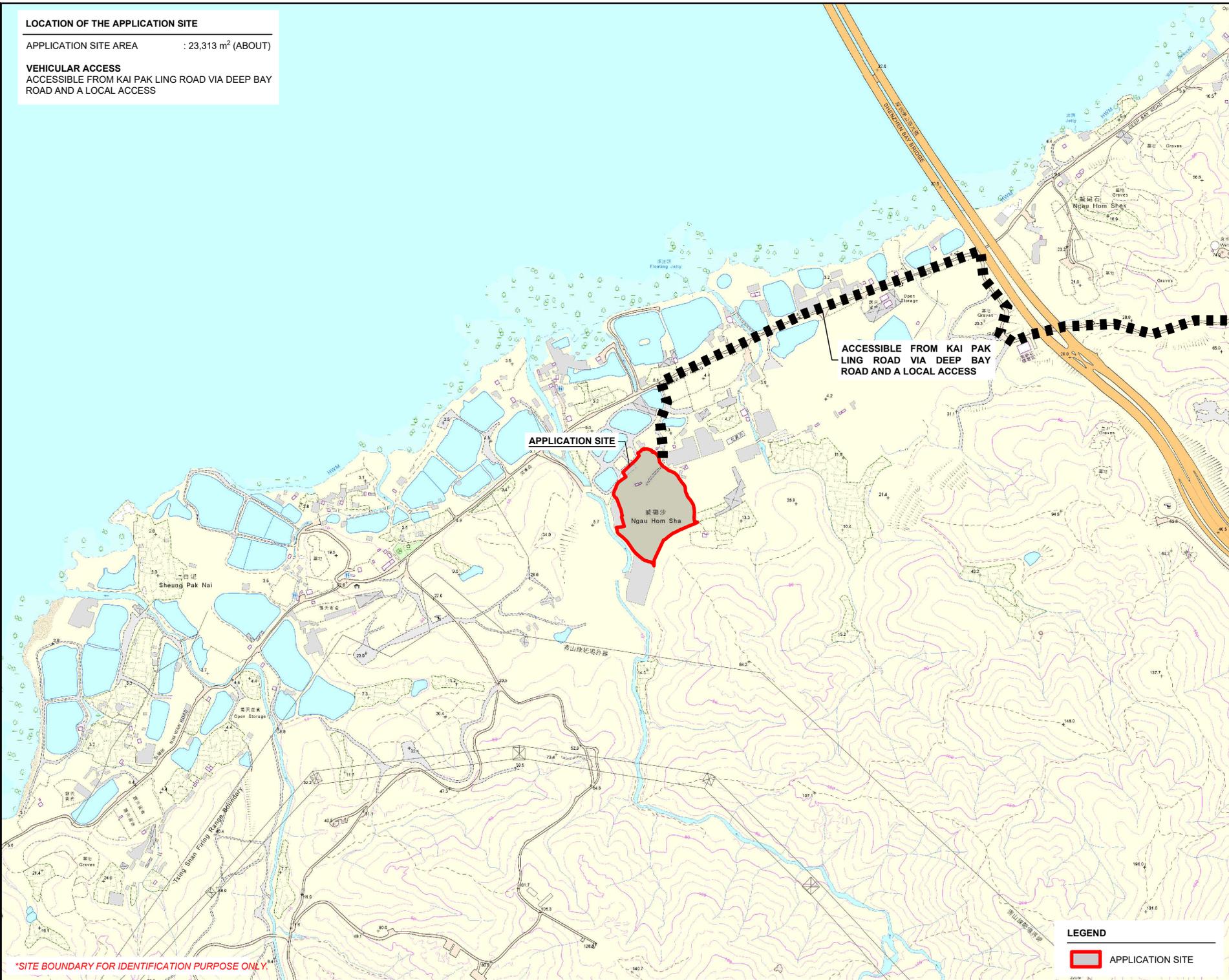


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,313 m² (ABOUT)

VEHICULAR ACCESS

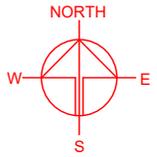
ACCESSIBLE FROM KAI PAK LING ROAD VIA DEEP BAY ROAD AND A LOCAL ACCESS



APPLICATION SITE

Ngau Hom Sha

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



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 @ A4

DRAWN BY: MN DATE: 11.12.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LOCATION PLAN

DWG. NO.: PLAN 1 VER.: 001

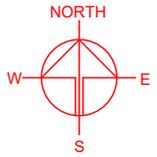
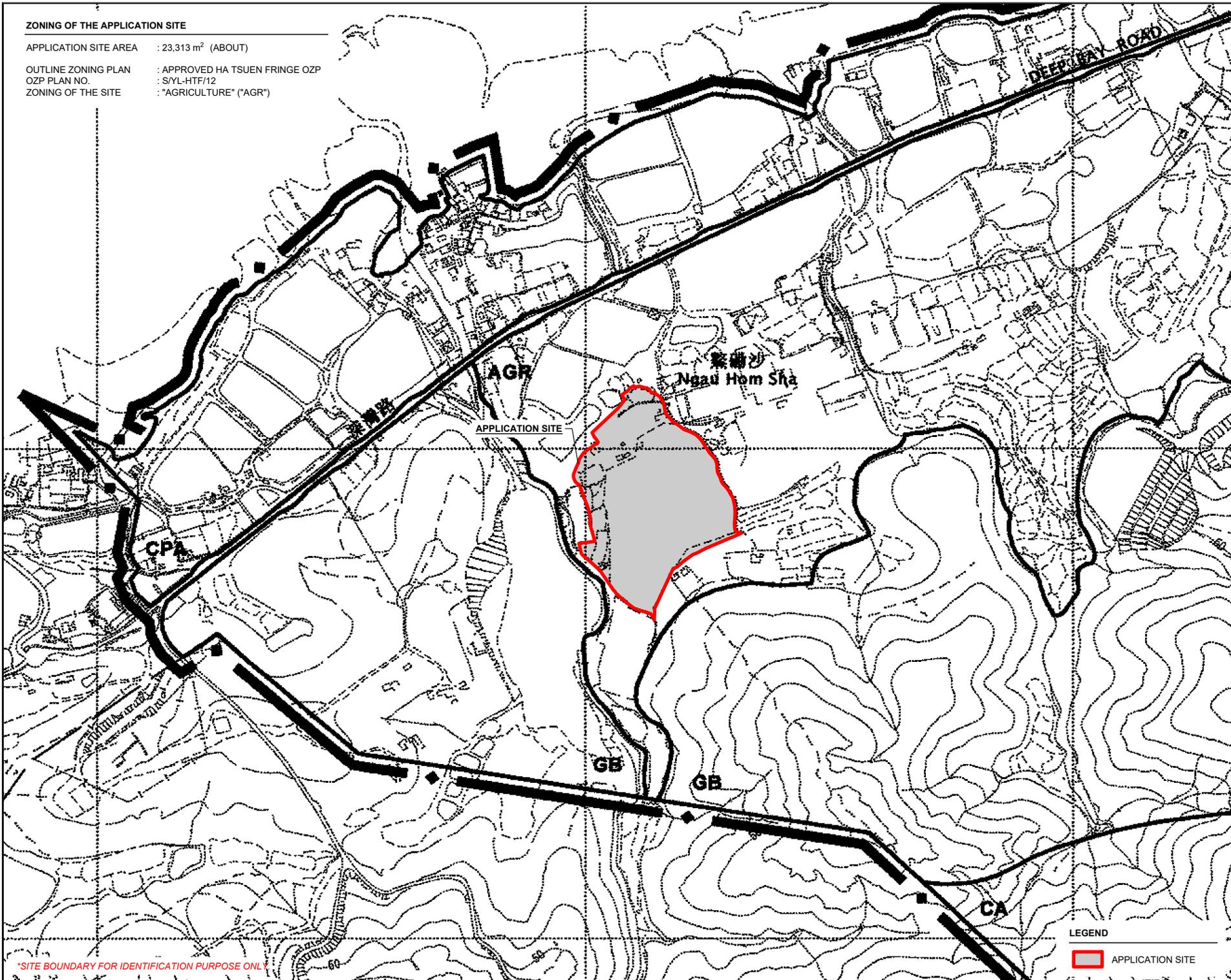
LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,313 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP
 OZP PLAN NO. : S/YL-HTF/12
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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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	DATE
MN	11.12.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 ZONING PLAN

DWG NO.	VER.
PLAN 2	001

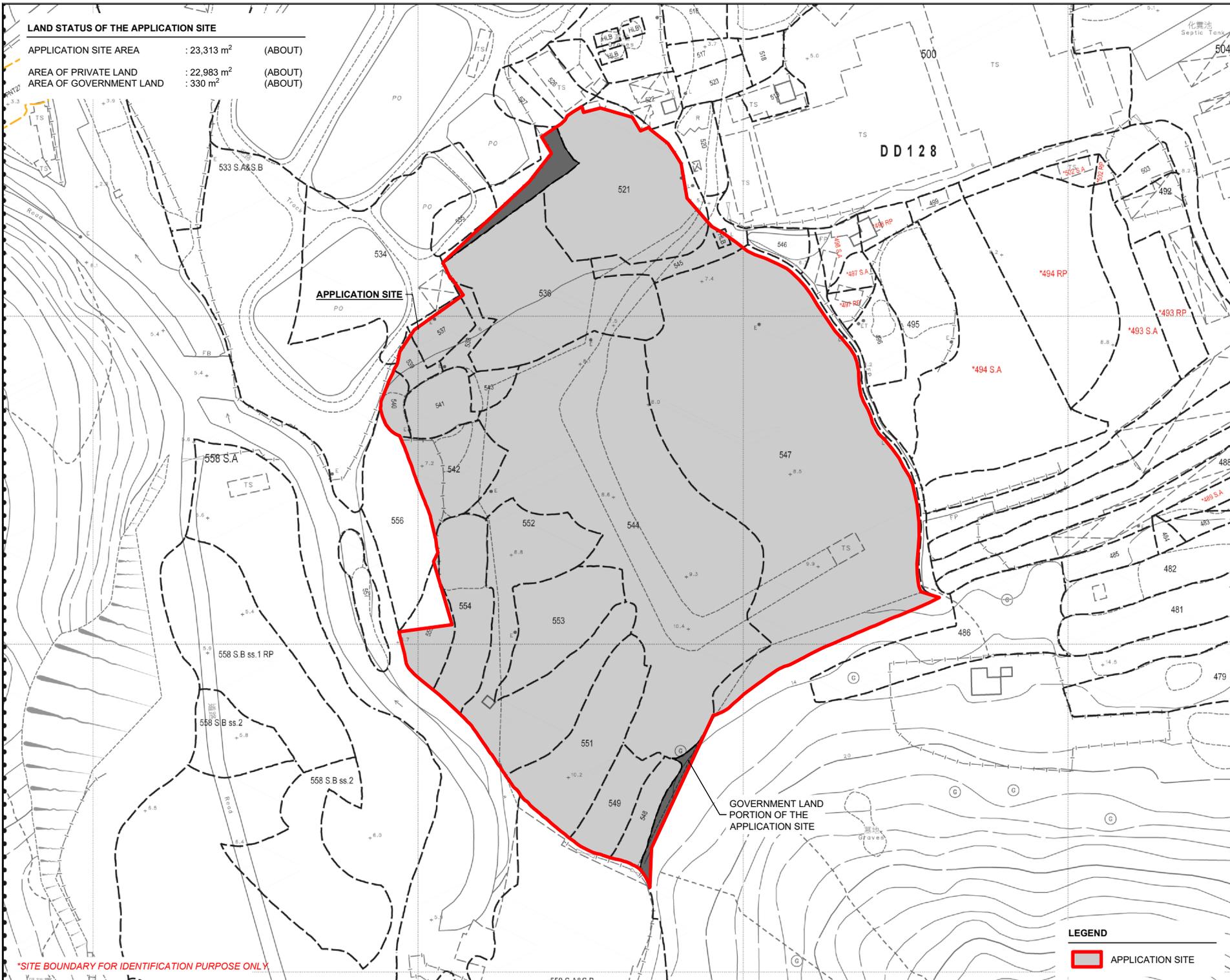
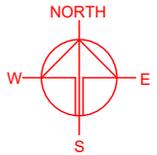
LEGEND



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,313 m² (ABOUT)
 AREA OF PRIVATE LAND : 22,983 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 330 m² (ABOUT)



*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

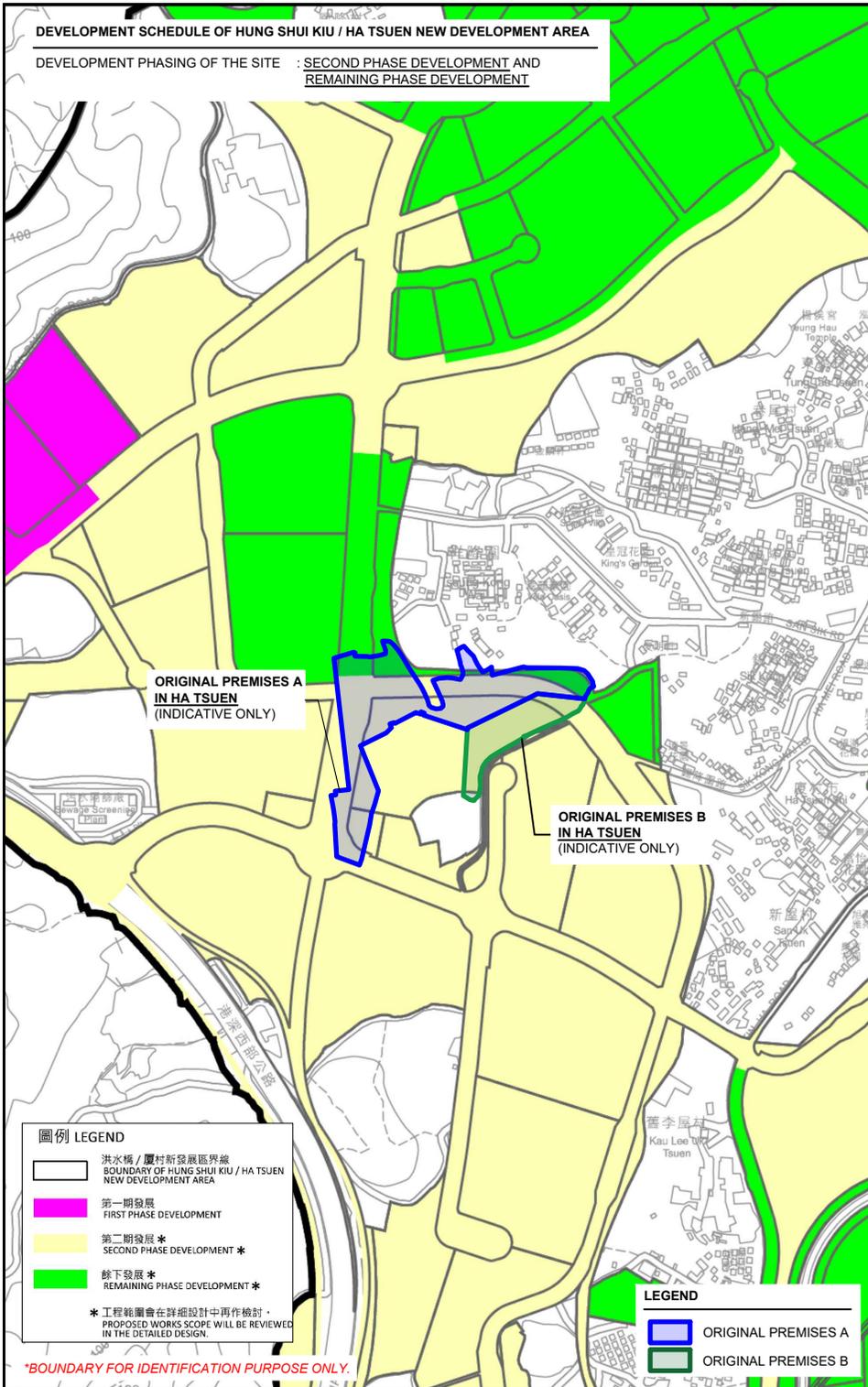
SITE LOCATION

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

SCALE	
1: 1500 @ A4	
DRAWN BY	DATE
MN	11.12.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS	
DWG. NO.	VER.
PLAN 3	001

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

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



圖例 LEGEND

- 洪水橋 / 厦村新發展區界線
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.

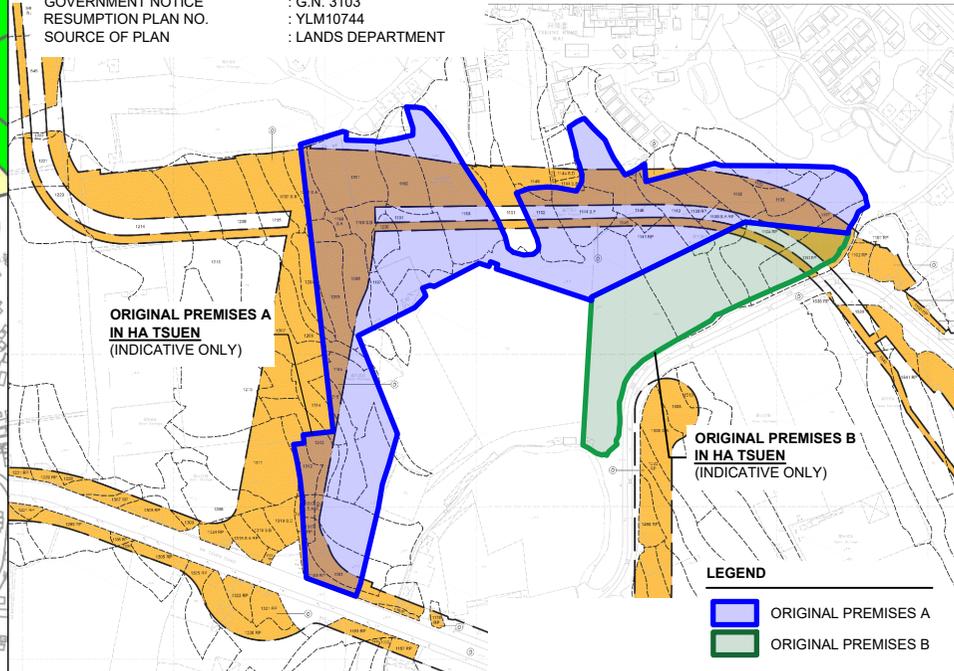
LEGEND

- ORIGINAL PREMISES A
- ORIGINAL PREMISES B

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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

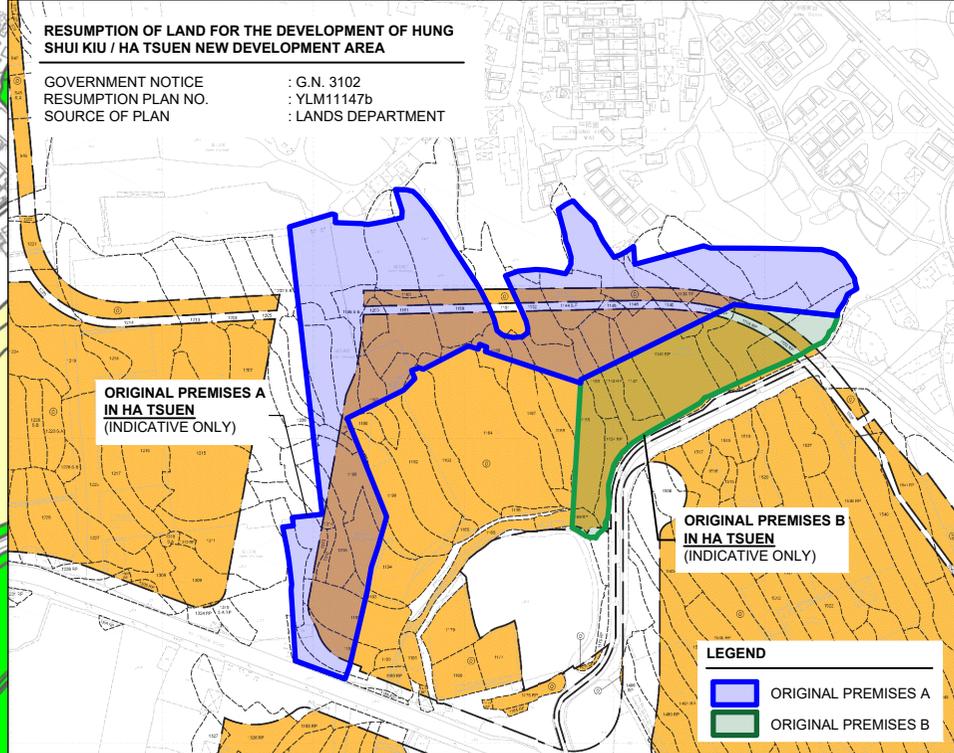


LEGEND

- ORIGINAL PREMISES A
- ORIGINAL PREMISES B

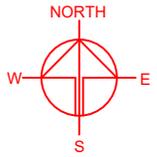
RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

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



LEGEND

- ORIGINAL PREMISES A
- ORIGINAL PREMISES B



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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

23.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

PLAN 5

VER.

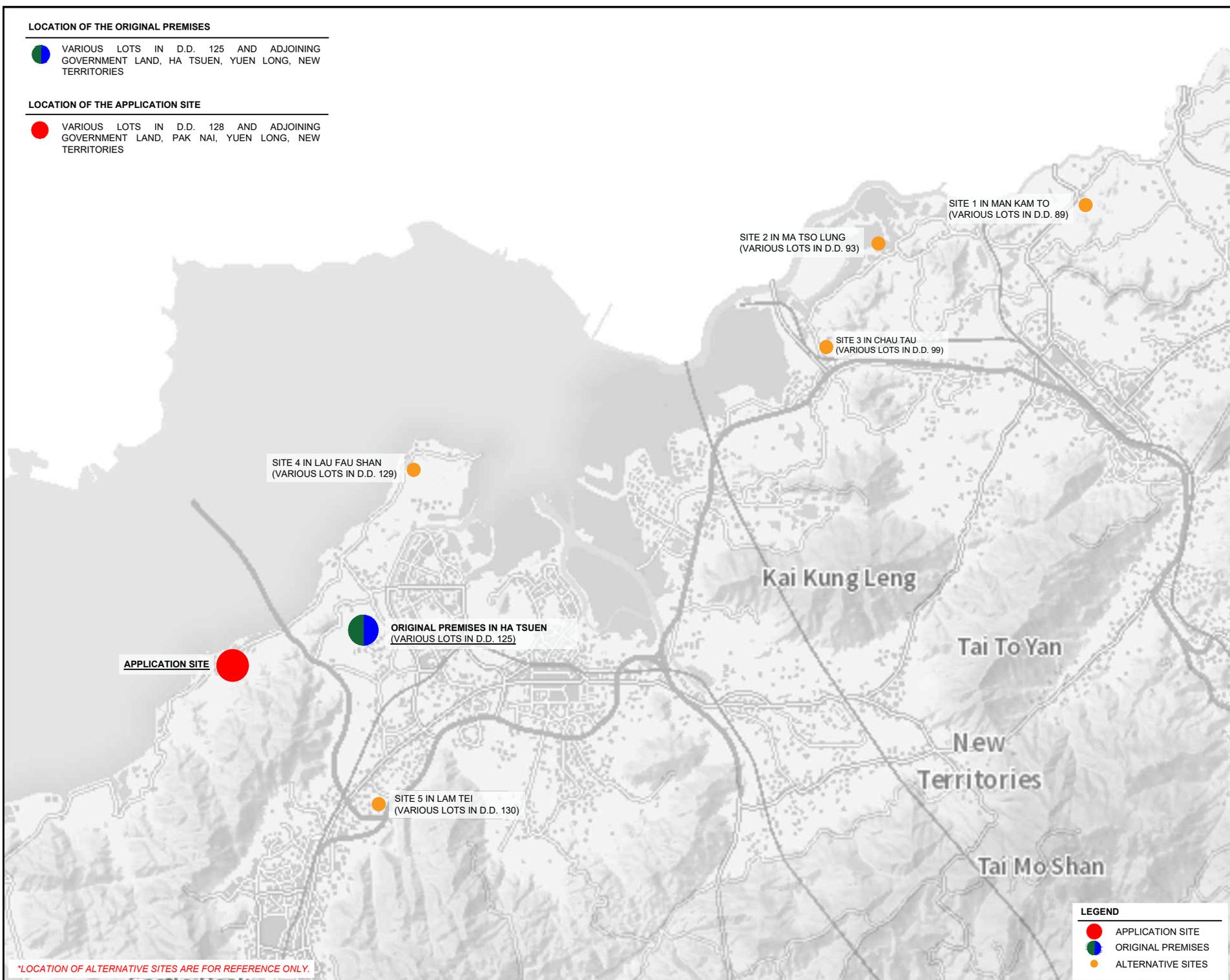
001

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



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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
MN	4.11.2025

CHECKED BY	DATE

APPROVED BY	DATE

LEGEND

-  APPLICATION SITE
-  ORIGINAL PREMISES
-  ALTERNATIVE SITES

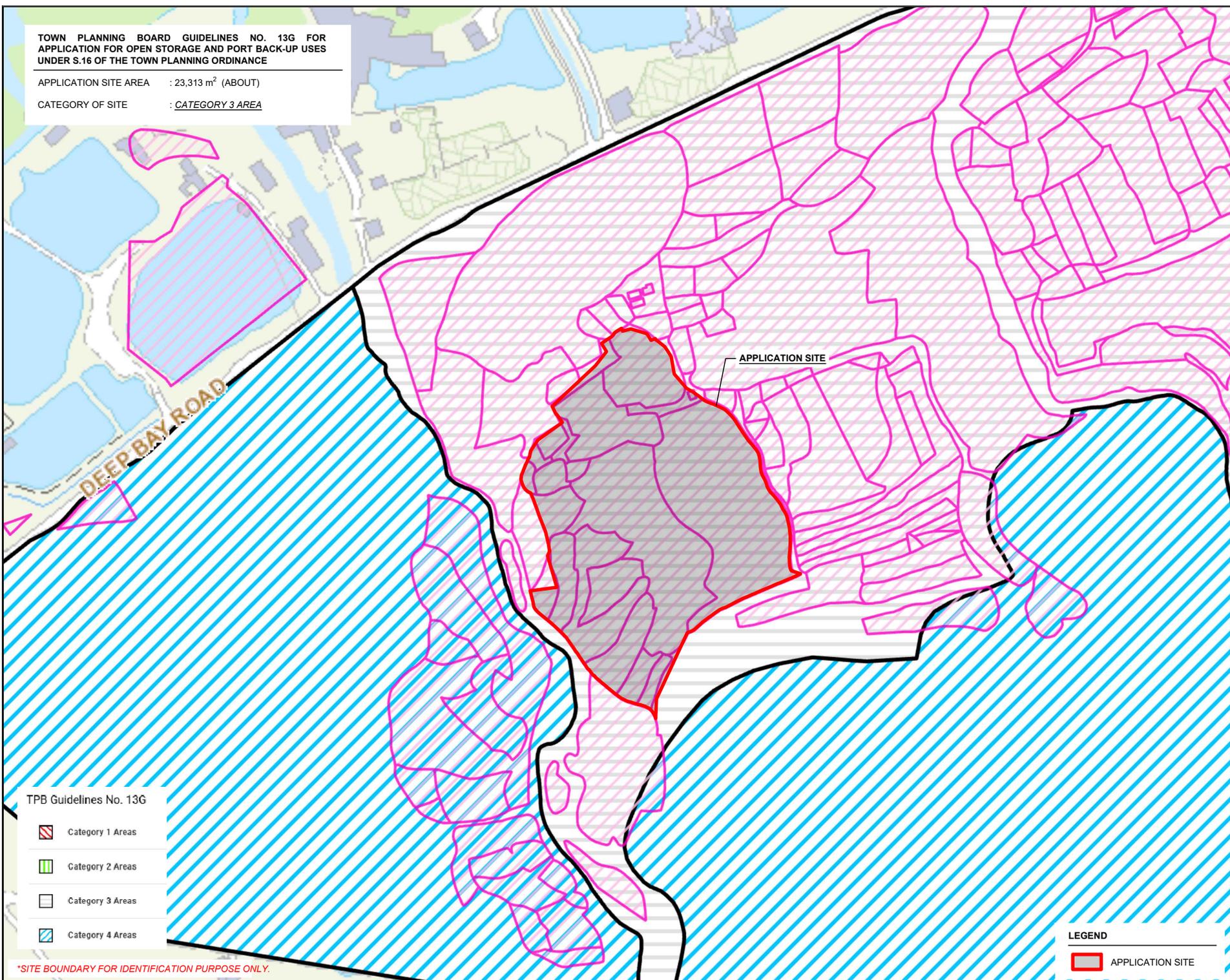
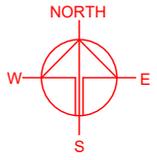
DWG. TITLE
ALTERNATIVE SITES

DWG. NO.	VER.
PLAN 6	001

*LOCATION OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

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 : 23,313 m² (ABOUT)
 CATEGORY OF SITE : CATEGORY 3 AREA



TPB Guidelines No. 13G

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

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

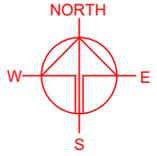
PLANNING CONSULTANT	
	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND PAK NAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	11.12.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
TPB PG-NO. 13G	
DWG. NO.	VER.
PLAN 7	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,313 m² (ABOUT)

SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT
AERIAL PHOTO NO. : E032752C

Survey & Mapping Office, Lands Department
The Government of Hong Kong Special Administrative Region



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 : 2500 @ A4

DRAWN BY	DATE
MN	11.12.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG NO.	VER.
PLAN 8	001

LEGEND

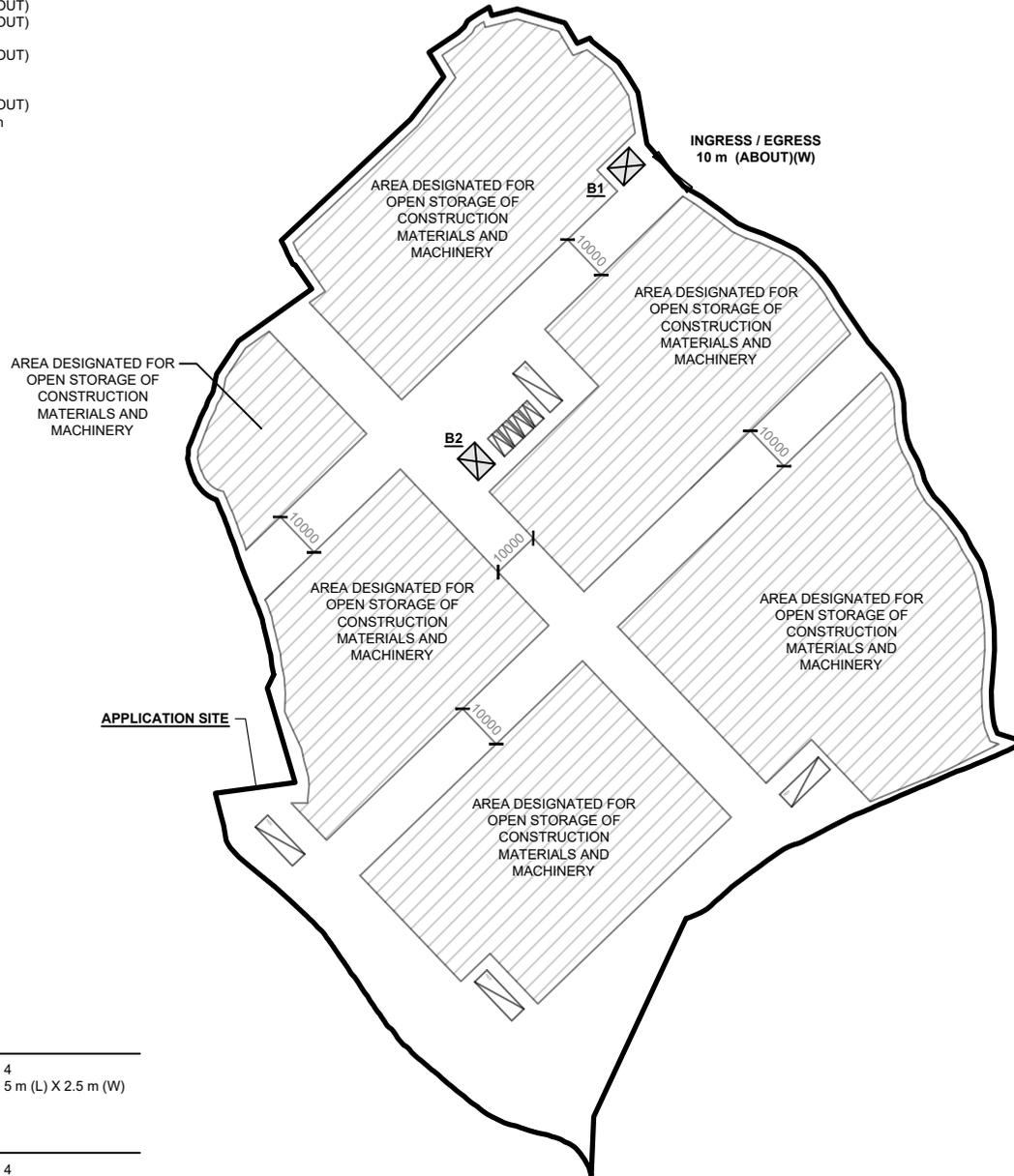
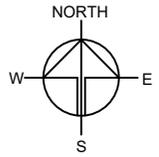
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,313 m ²	(ABOUT)
COVERED AREA	: 60 m ²	(ABOUT)
UNCOVERED AREA	: 23,253 m ²	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.25 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 120 m ²	(ABOUT)
TOTAL GFA	: 120 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	
OPEN STORAGE AREA	: 15,216 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM STORAGE OF CONSTRUCTION MATERIALS	30 m ² (ABOUT)	60 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM STORAGE OF CONSTRUCTION MATERIALS	30 m ² (ABOUT)	60 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		60 m² (ABOUT)	120 m² (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	: 4
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

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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 : 1500 @ A4

DRAWN BY	DATE
MN	11.12.2025

CHECKED BY	DATE

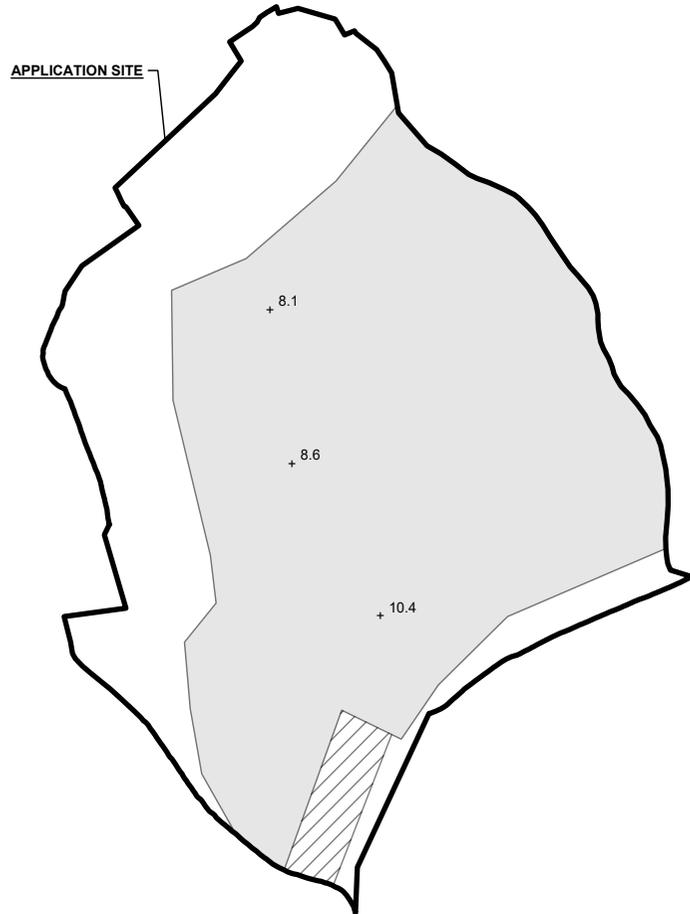
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 23,313 m ²	(ABOUT)
EXISTING SITE LEVELS	: +8.1 mPD TO +10.4 mPD	(ABOUT)
AREA COVERED BY CONCRETE/STRUCTURE	: 610 m ²	(ABOUT)
AREA COVERED BY ASPHALT	: 15,320 m ²	(ABOUT)
AREA COVERED BY SOIL	: 7,383 m ²	(ABOUT)



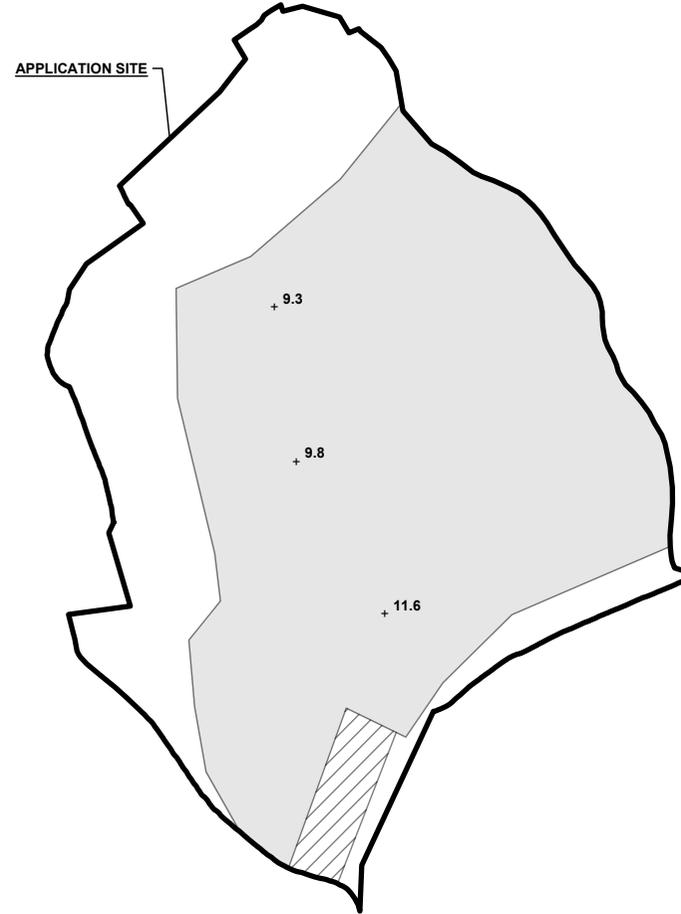
LEGEND

- APPLICATION SITE
- CONCRETE AREA
- ASPHALT AREA
- SOIL AREA
- + 8.1 EXISTING SITE LEVEL

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

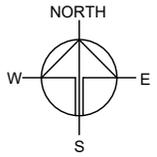
EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 23,313 m ²	(ABOUT)
FILLING OF LAND AREA	: 23,313 m ²	(ABOUT)
- CONCRETE/STRUCTURE	: 610 m ²	(ABOUT)
- ASPHALT	: 15,320 m ²	(ABOUT)
- SOIL	: 7,383 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.2 m	
SITE LEVELS	: +9.3 mPD TO +11.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING USE	: CONCRETE/STRUCTURE, ASPHALT AND SOIL	
	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND OPEN STORAGE AREA AND CIRCULATION SPACE	



LEGEND

- APPLICATION SITE
- CONCRETE AREA
- ASPHALT AREA
- SOIL AREA
- + 9.3 PROPOSED SITE LEVEL



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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	25.2.2026

REVISED BY	DATE

APPROVED BY	DATE

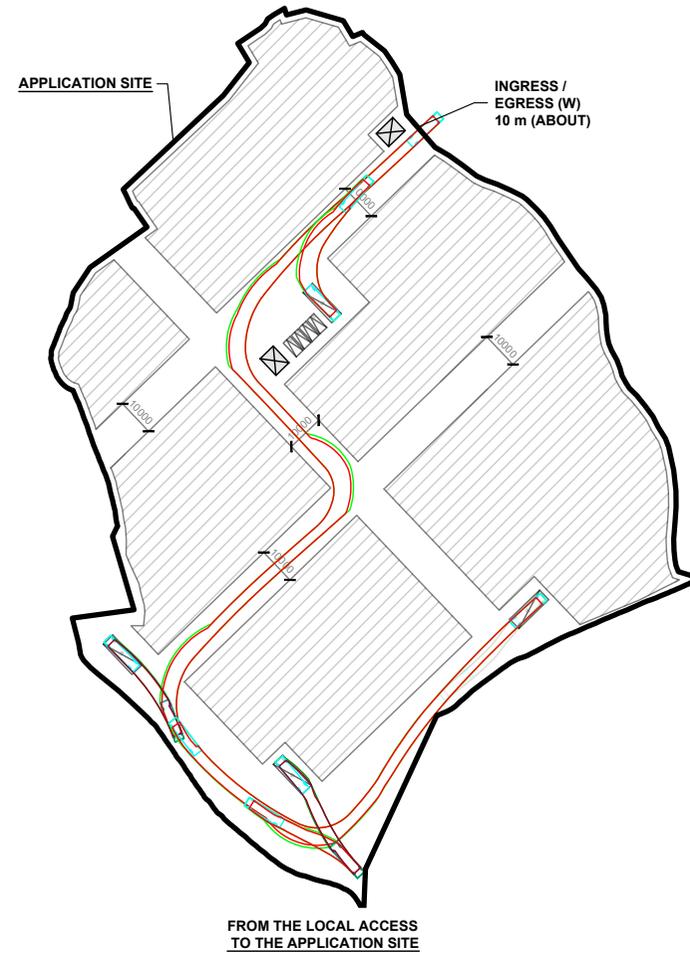
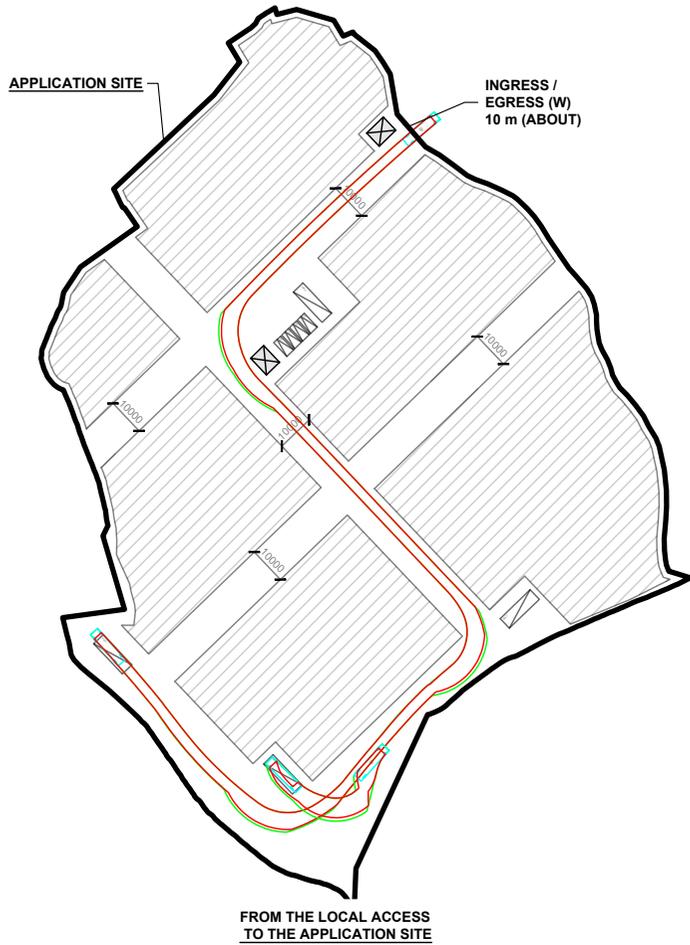
DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 10	VER. 001
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SWEPT PATH ANALYSIS

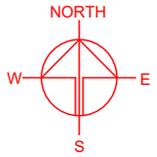
TYPE OF VEHICLE : HEAVY GOODS VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

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



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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

11.12.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 11

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.