

LIST OF PLANS

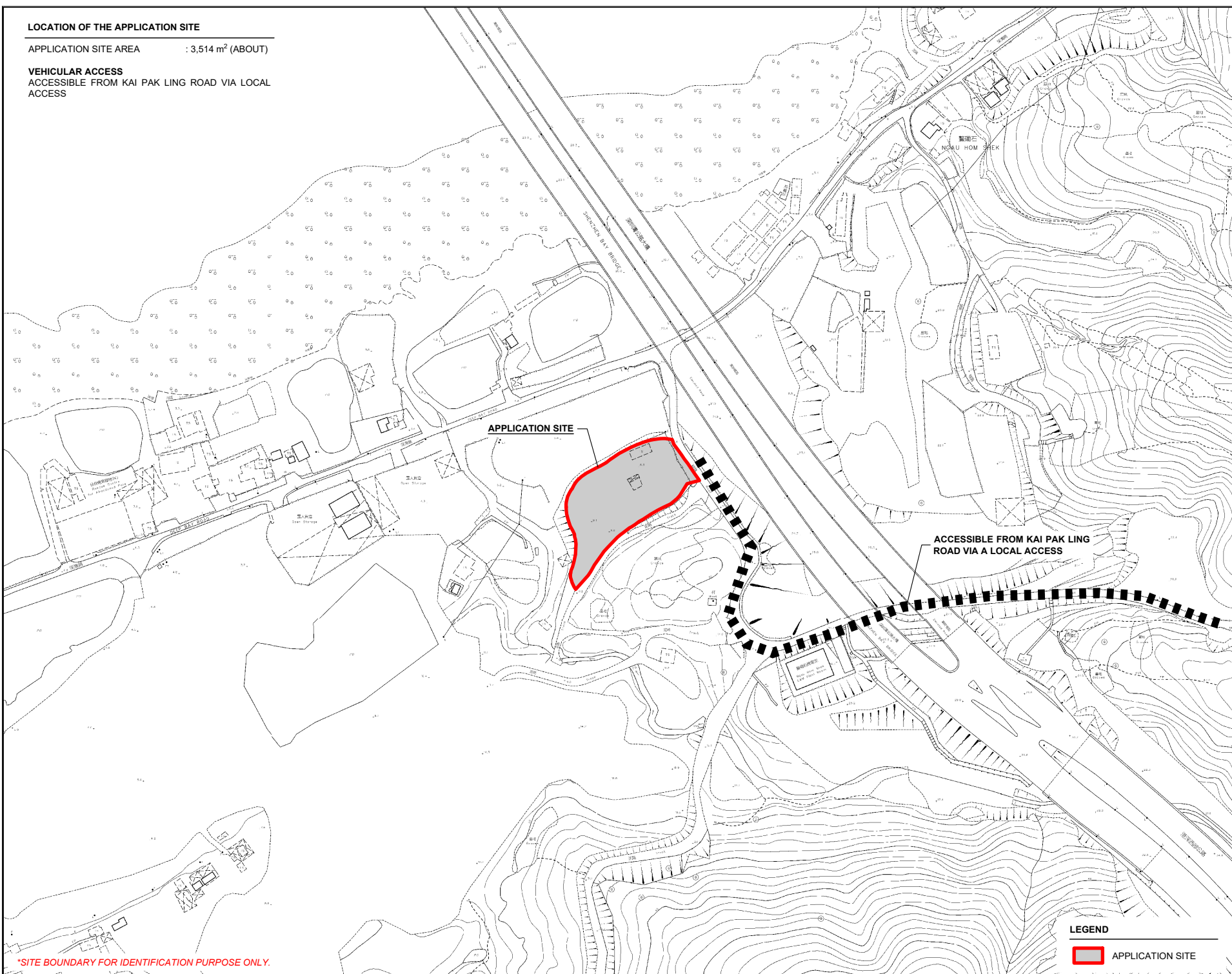
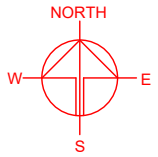
Plan 1	Location plan
Plan 2	Zoning of the Site
Plan 3	Land status of the Site
Plan 4	Original Premises – location and zoning
Plan 5	Aerial photo of the Site
Plan 6	Layout plan
Plan 7	Filling of land at the Site
Plan 8	Swept path analysis



LOCATION OF THE APPLICATION SITE


APPLICATION SITE AREA : 3,514 m² (ABOUT)


VEHICULAR ACCESS
ACCESSIBLE FROM KAI PAK LING ROAD VIA LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

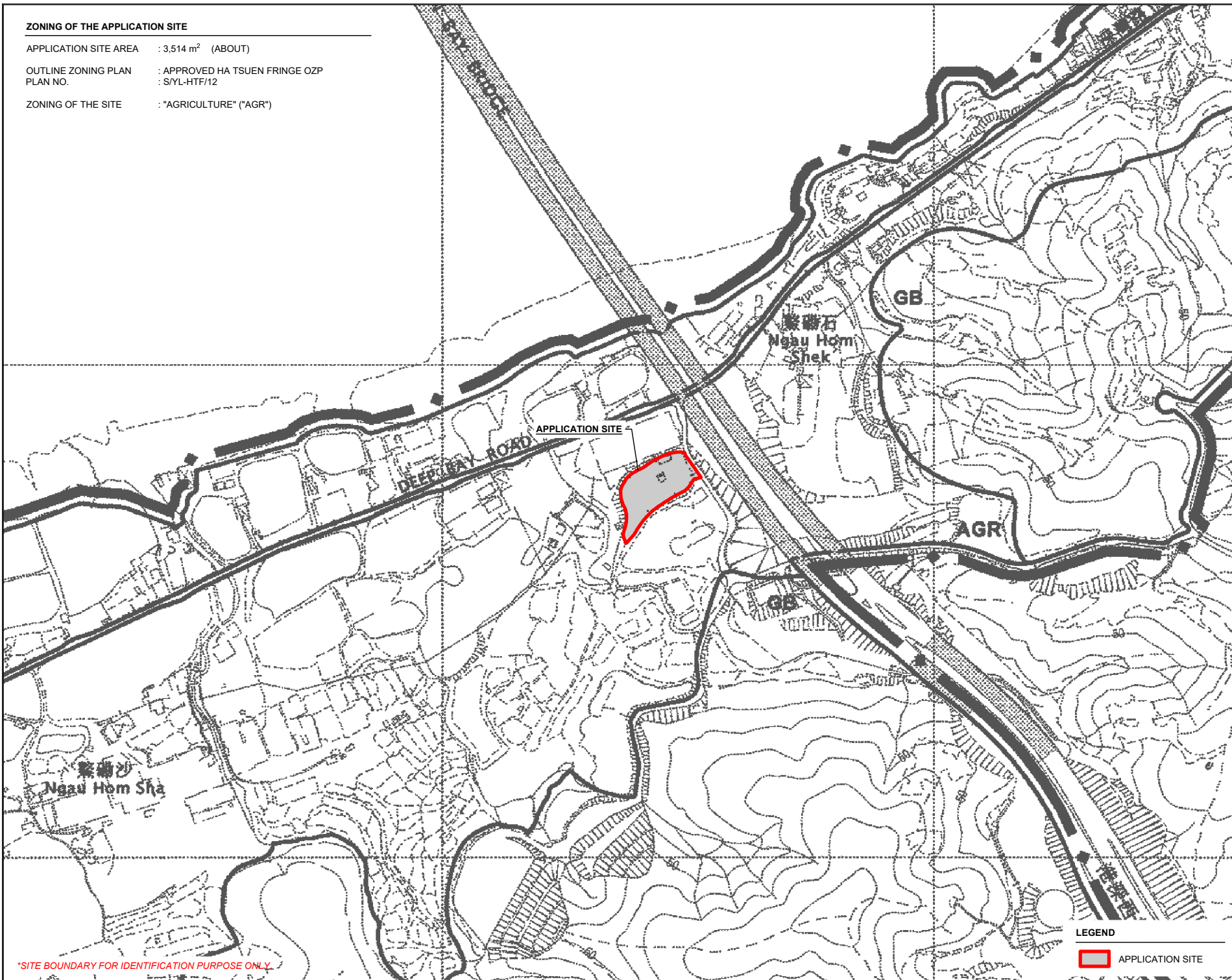
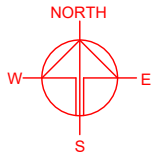
LEGEND

 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) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	2.3.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP
 PLAN NO. : S/YL-HTF/12
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



APPLICATION SITE

DEEP BAY ROAD

Ngau Hom Shek

GB

AGR

Ngau Hom Sha

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

2.3.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

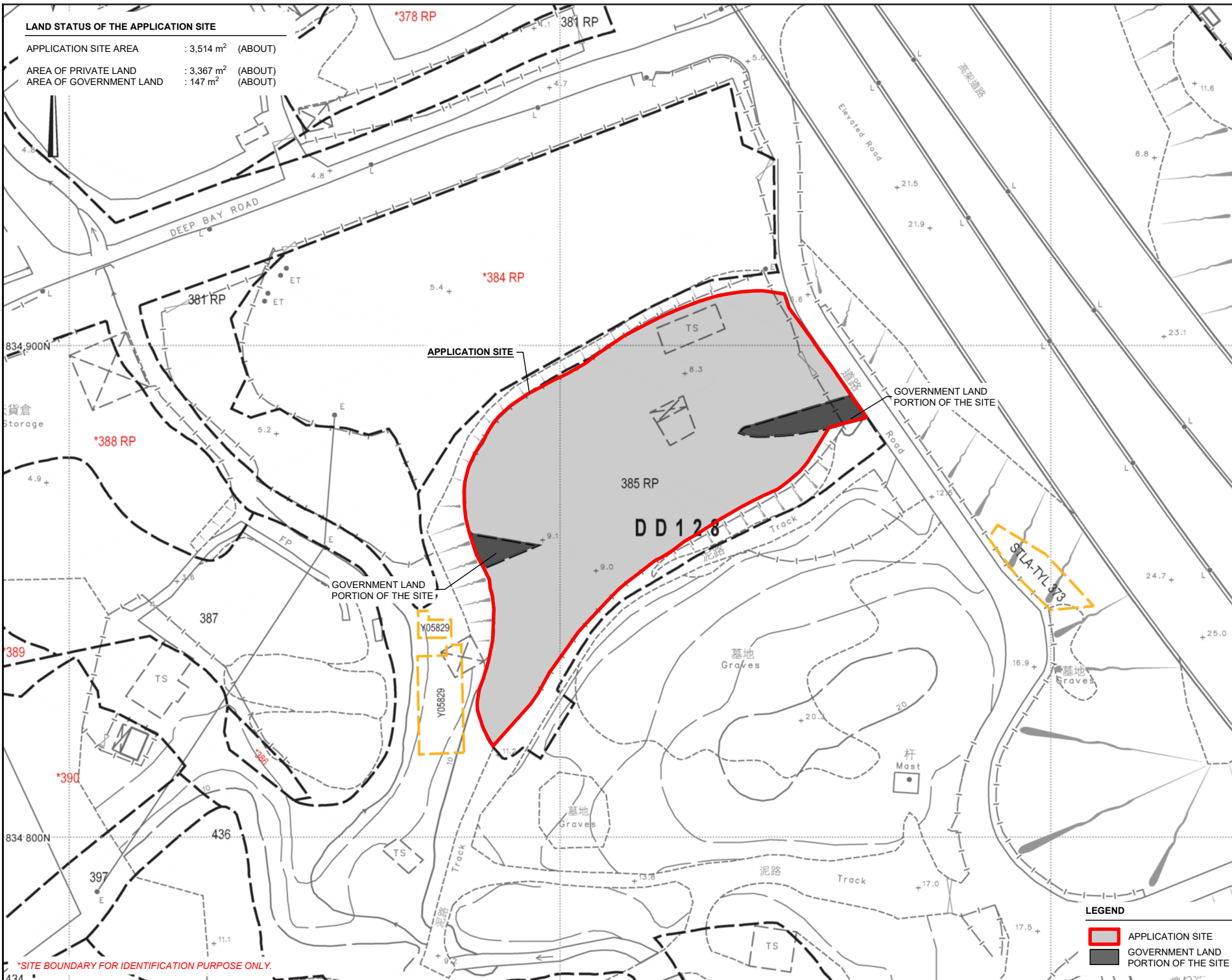
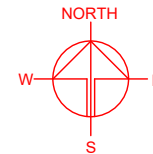
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,367 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 147 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE 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

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	2.3.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS	
DWG. NO.	VER.
PLAN 3	001

S.16 PLANNING APPLICATION NO. A/YL-HTF/1133


VARIOUS LOTS IN D.D.128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

APPLICATION SITE : 83,668 m² (ABOUT)

APPLICATION SITE OF A/YL-HTF/1133
(INDICATIVE ONLY)

AREA DESIGNATED FOR RELOCATION OF TENANT A

LEGEND

 APPLICATION SITE OF A/YL-HTF/1133

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

S.16 PLANNING APPLICATION NO. A/YL-HTF/1166

VARIOUS LOTS IN D.D.128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

APPLICATION SITE : 77,682 m² (ABOUT)




APPLICATION SITE OF A/YL-HTF/1166
(INDICATIVE ONLY)

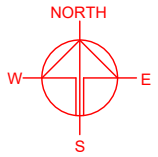
AREA DESIGNATED FOR RELOCATION OF TENANT A

NON-DEVELOPABLE AREA (PORTION OF TENANT A) OF A/YL-HTF/1133

REDUCTION OF 5,478 m² (ABOUT)

LEGEND

-  APPLICATION SITE OF A/YL-HTF/1166
-  NON-DEVELOPABLE AREA OF A/YL-HTF/1133 (TENANT A)
-  NON-DEVELOPABLE AREA OF A/YL-HTF/1133



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

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

2.3.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

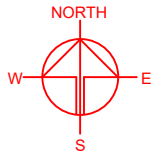
PLAN 4

VER.

001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



APPLICATION SITE

DEEP BAY ROAD

Ngau Hom Shek
E&M Plant Room

Open
Storage

Open
Storage

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 2.3.2026

CHECKED BY DATE

APPROVED BY DATE

LEGEND

APPLICATION SITE

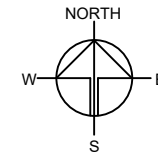
DWG. TITLE
AERIAL PHOTO

DWG NO. PLAN 5 VER. 001

DEVELOPMENT PARAMETERS

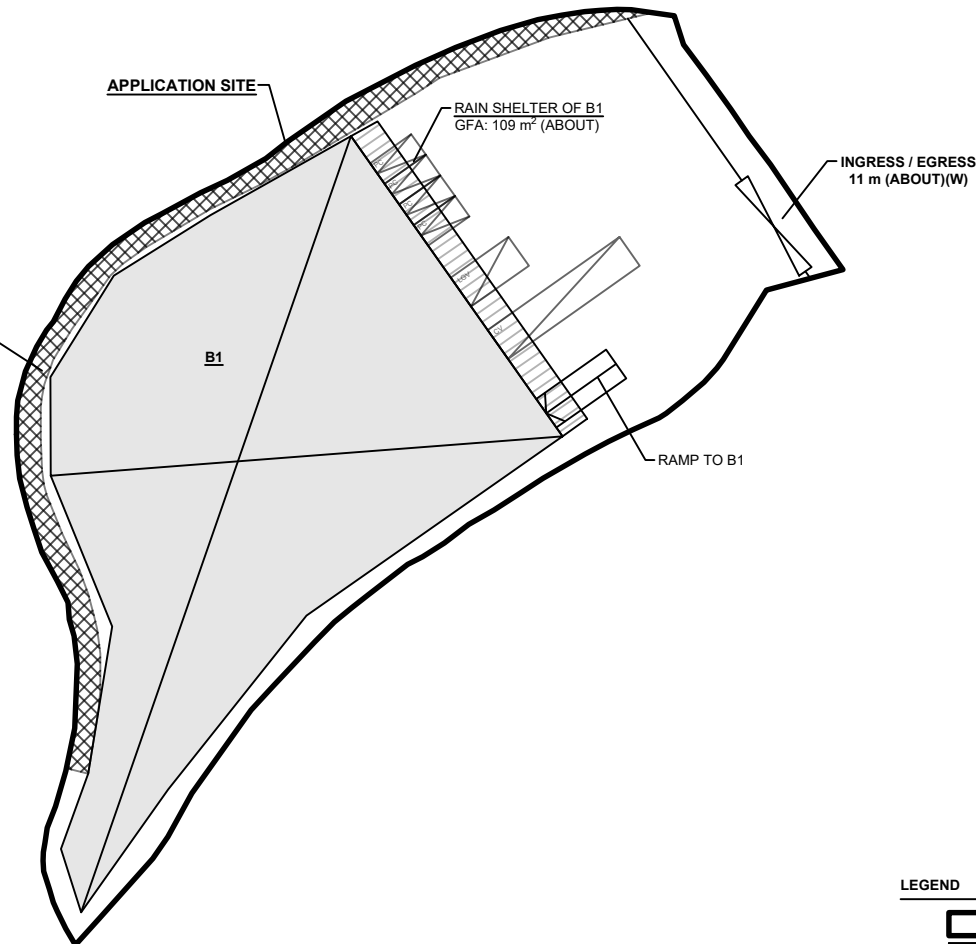
APPLICATION SITE AREA	: 3,514 m ²	(ABOUT)
COVERED AREA	: 1,970 m ²	(ABOUT)
UNCOVERED AREA	: 1,544 m ²	(ABOUT)
PLOT RATIO	: 0.56	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,970 m ²	(ABOUT)
TOTAL GFA	: 1,970 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m - 11 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM	1,861 m ² (ABOUT)	1,861 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
	RAIN SHELTER FOR L/UL ACTIVITIES	109 m ² (ABOUT)	109 m ² (ABOUT)	5 m (ABOUT)
TOTAL		1,970 m² (ABOUT)	1,970 m² (ABOUT)	



2m BUFFER ZONE OF THE NEARBY SLOPE

NO CONSTRUCTION OF STRUCTURES AND STORAGE OF MATERIALS AT THIS PORTION OF THE SITE AT ANY TIME DURING THE PLANNING APPROVAL PERIOD.



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/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	CANOPY OF STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY: MN DATE: 2.3.2026

CHECKED BY: DATE:

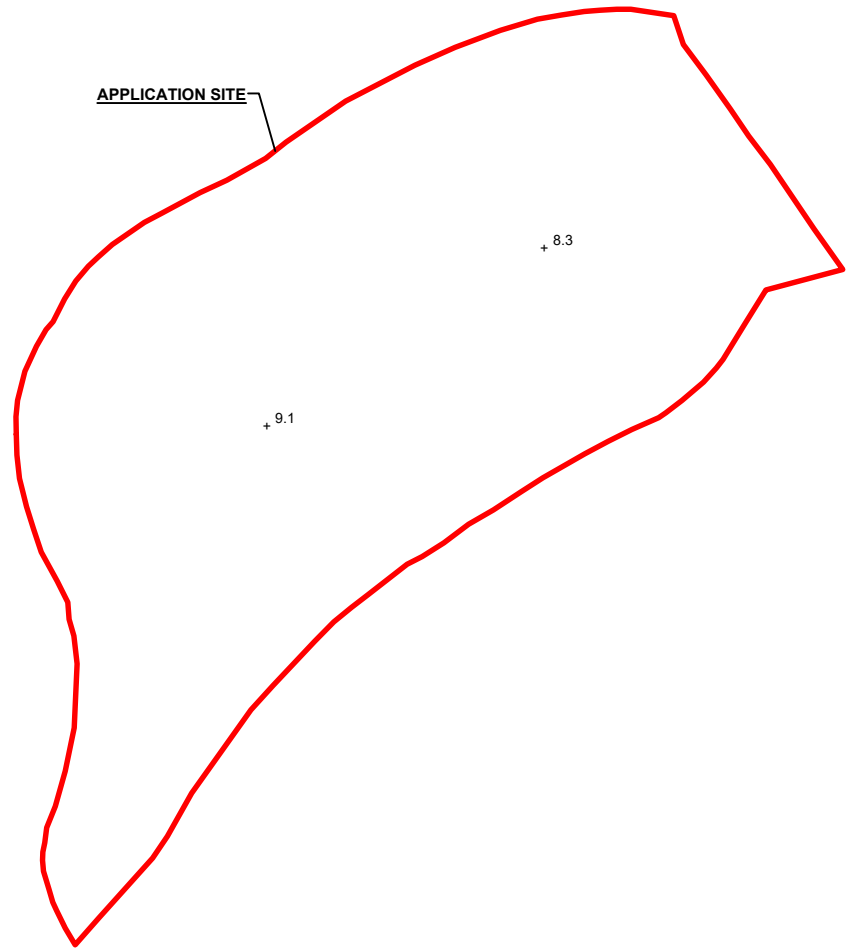
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN


DWG NO. VER.
PLAN 6 001


EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m² (ABOUT)
 EXISTING SITE LEVELS : +8.3 mPD - +9.1 mPD (ABOUT)



LEGEND

 APPLICATION SITE

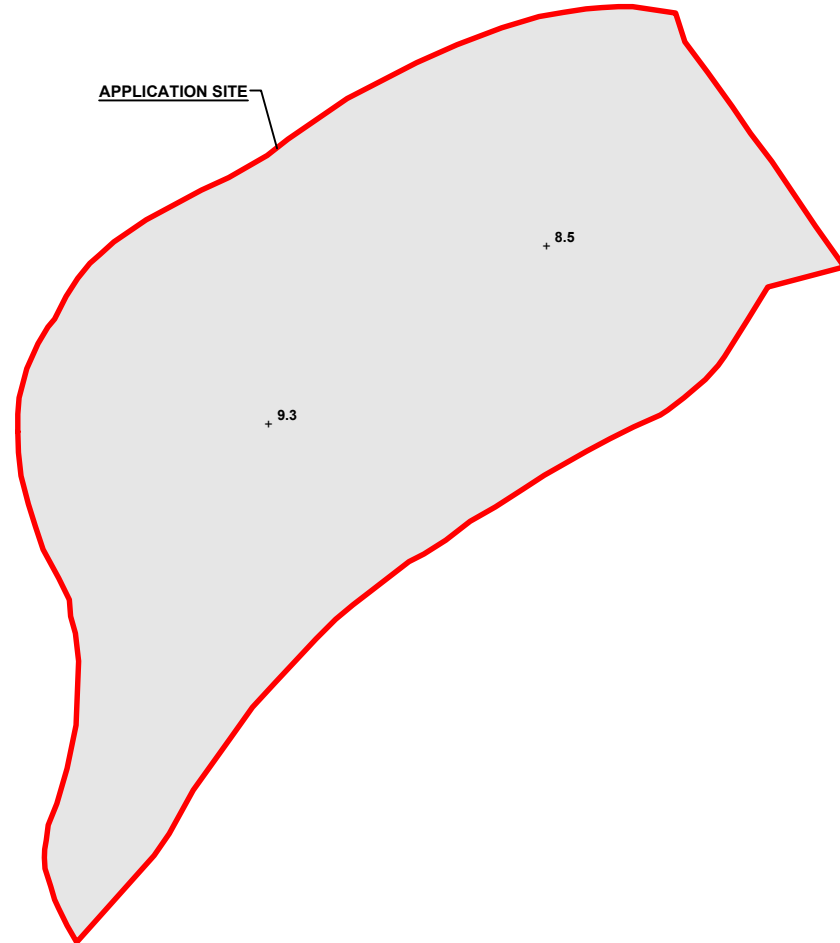
 EXISTING SITE LEVEL

*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 : 3,514 m² (ABOUT)


MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +8.5 mPD - +9.3 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING AND L/UL SPACES AND CIRCULATION AREA

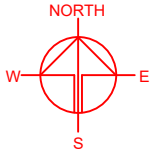


LEGEND

 APPLICATION SITE

 FILLING OF LAND AREA

 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	2.3.2026

REVISED BY	DATE

APPROVED BY	DATE

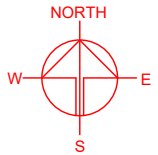
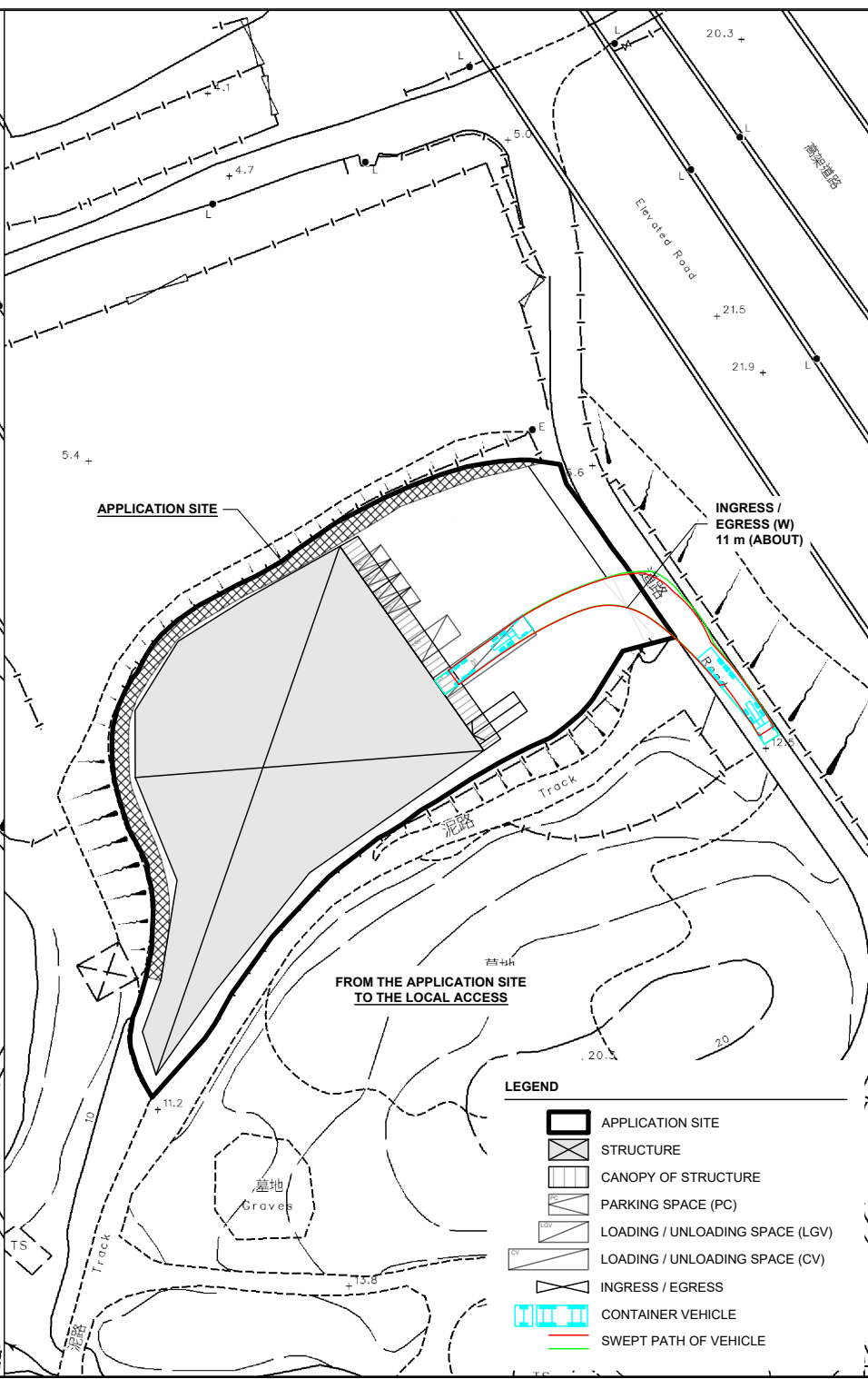
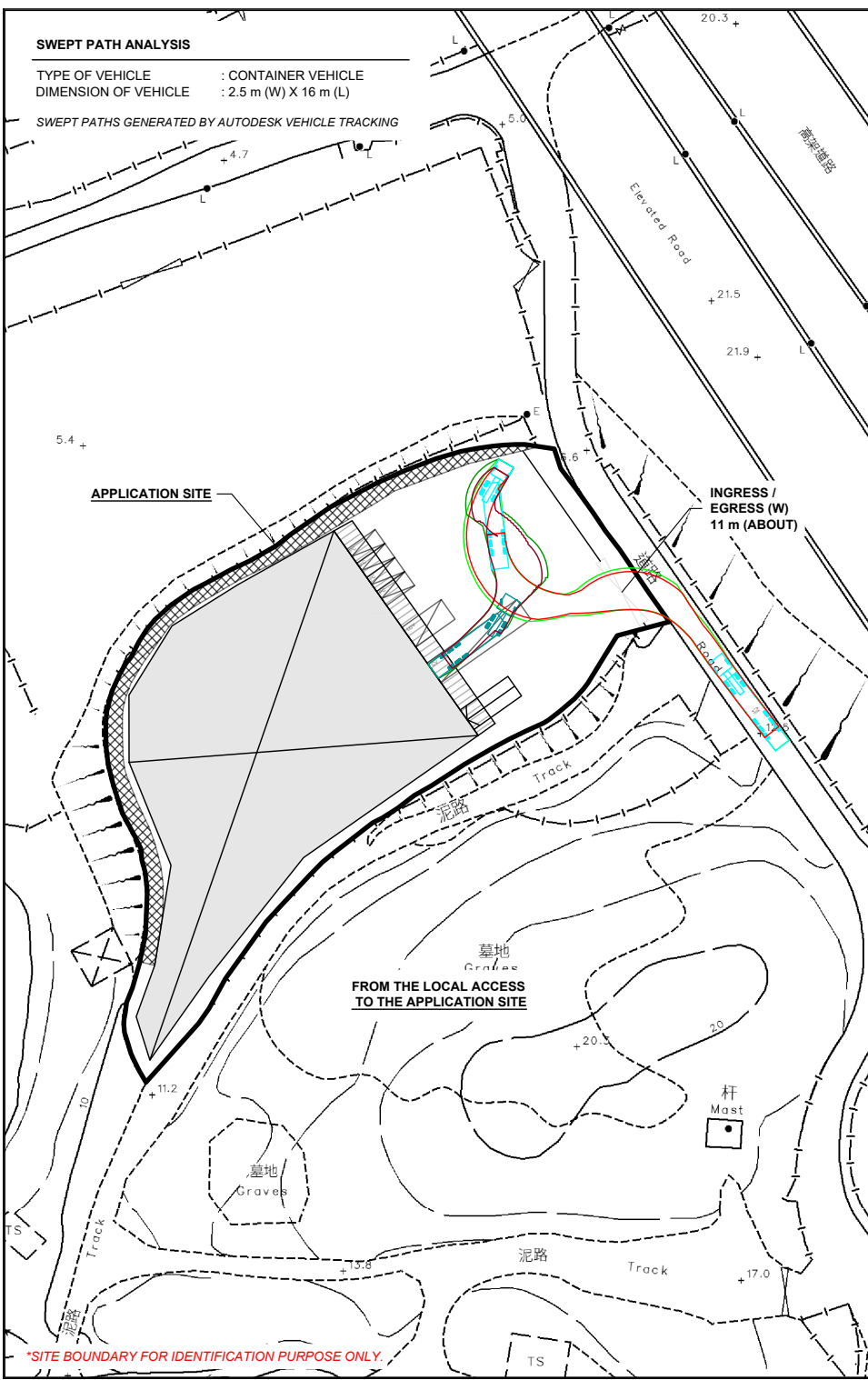
DWG. TITLE
 FILLING OF LAND

DWG. NO. PLAN 7	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



APPLICATION SITE

INGRESS / EGRESS (W)
11 m (ABOUT)

APPLICATION SITE

INGRESS / EGRESS (W)
11 m (ABOUT)

FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- CANOPY OF STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

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

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY: MN DATE: 2.3.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 8 VER. 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.