

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing and resumption
Plan 6	Alternative sites for relocation
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Plan 8	TPB PG-No. 13G
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 : 3,423 m² (ABOUT)

VEHICULAR ACCESS

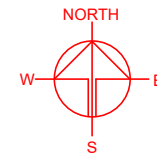
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA MEI FUNG ROAD AND A LOCAL ACCESS

ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA MEI FUNG ROAD AND A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

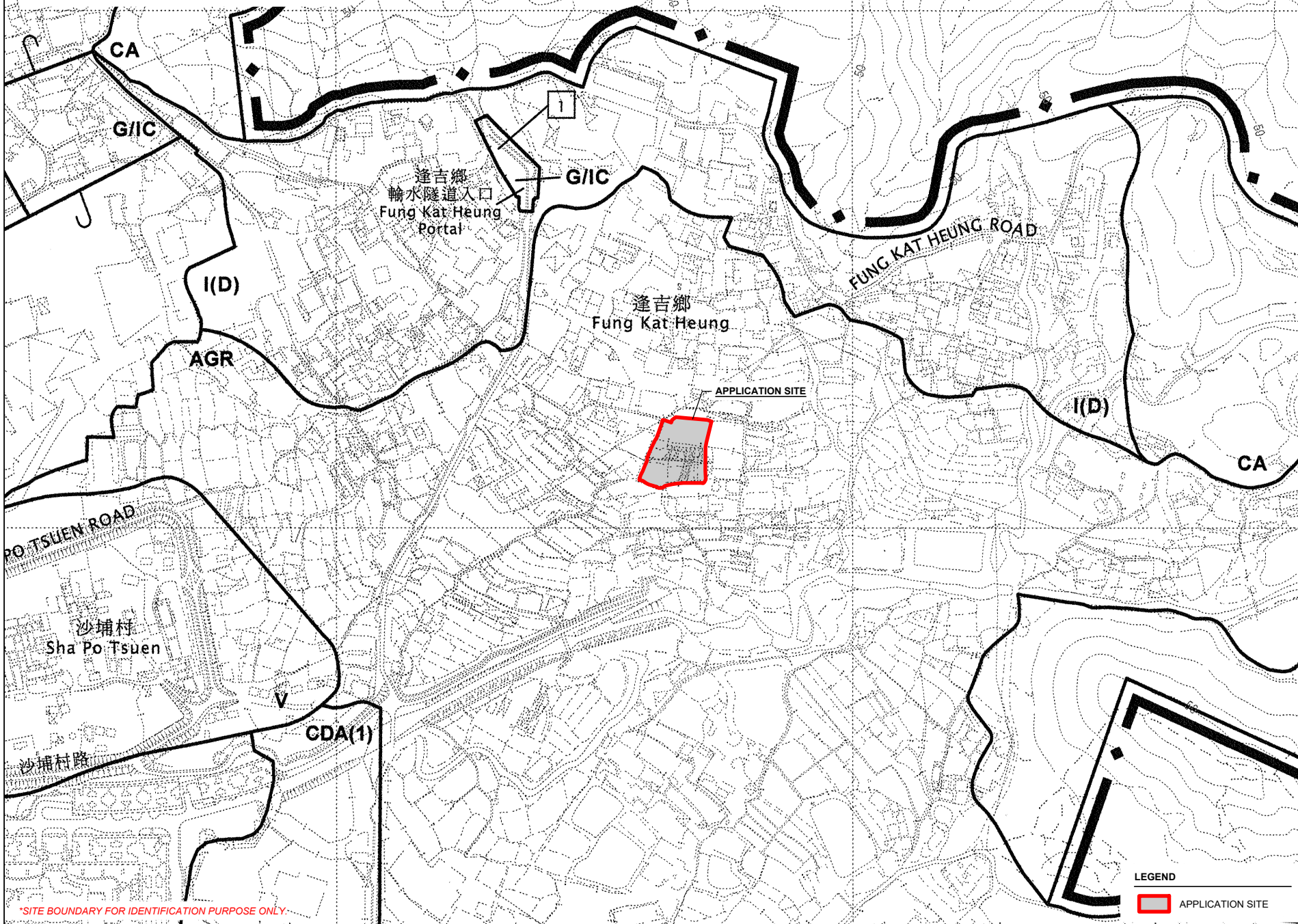
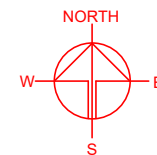
VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,423 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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DATE :

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DATE :

DWG. TITLE :
ZONING PLAN

DWG NO. :
PLAN 2

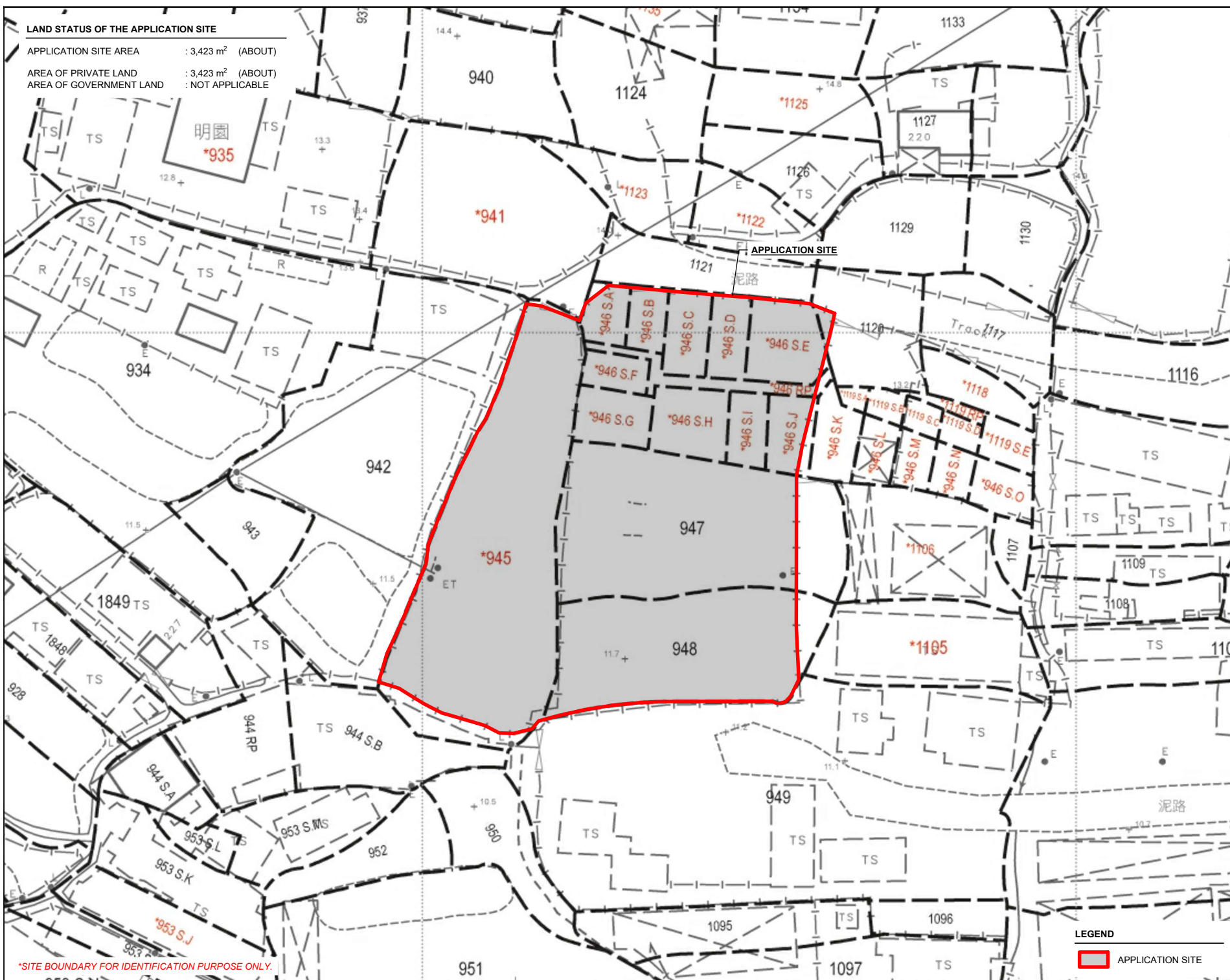
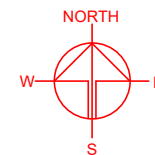
VER. :
001

LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,423 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,423 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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LEGEND

APPLICATION SITE

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

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DWG. TITLE

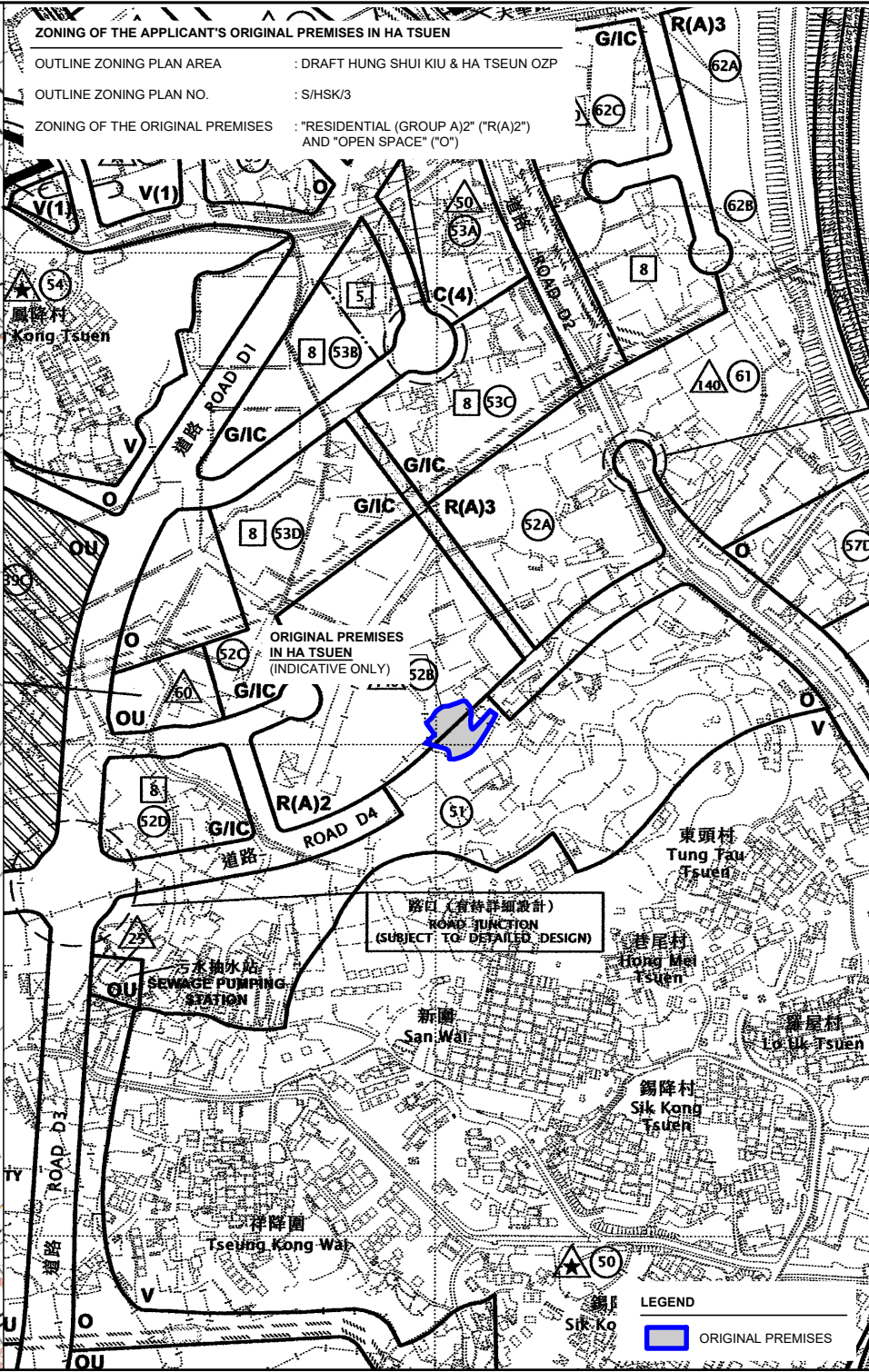
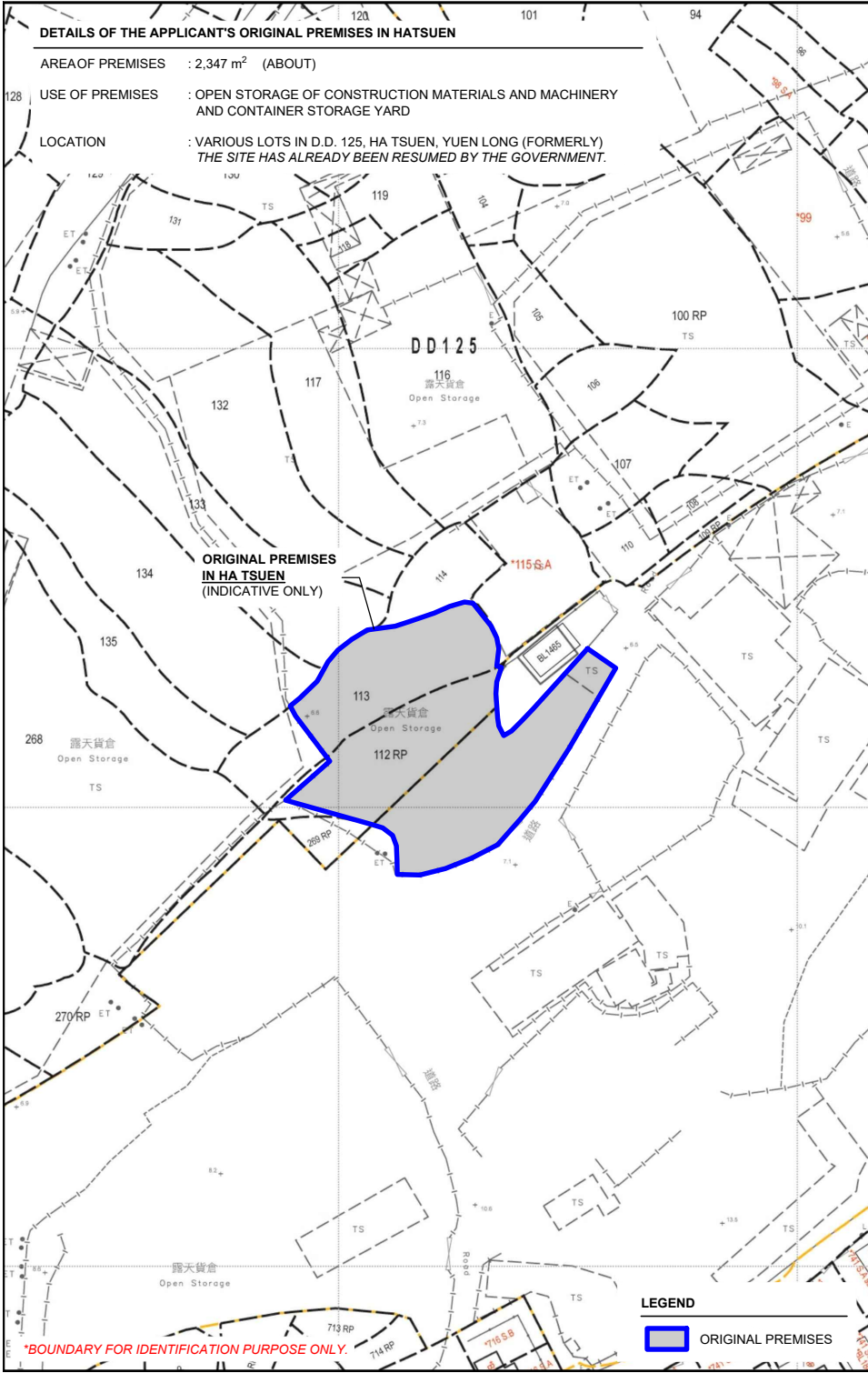
LAND STATUS

DWG NO.

PLAN 3

VER.

001



NORTH

W E

S

PLANNING CONSULTANT

R-RICHES
IPLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 / 7000 @ A4

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DATE

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DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG. NO.

PLAN 4

VER.

001

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

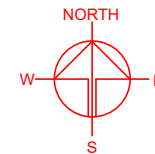
DEVELOPMENT PHASING OF THE SITE : SECOND PHASE DEVELOPMENT AND
REMAINING PHASE DEVELOPMENT

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)

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

GOVERNMENT NOTICE : G.N. 3103
RESUMPTION PLAN NO. : YLM10744 (SHEET 1)
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)



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

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 / 1000 @ A4

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DWG. TITLE
OP - PHASING & RESUMPTION

DWG NO. : PLAN 5
VER. : 001

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

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

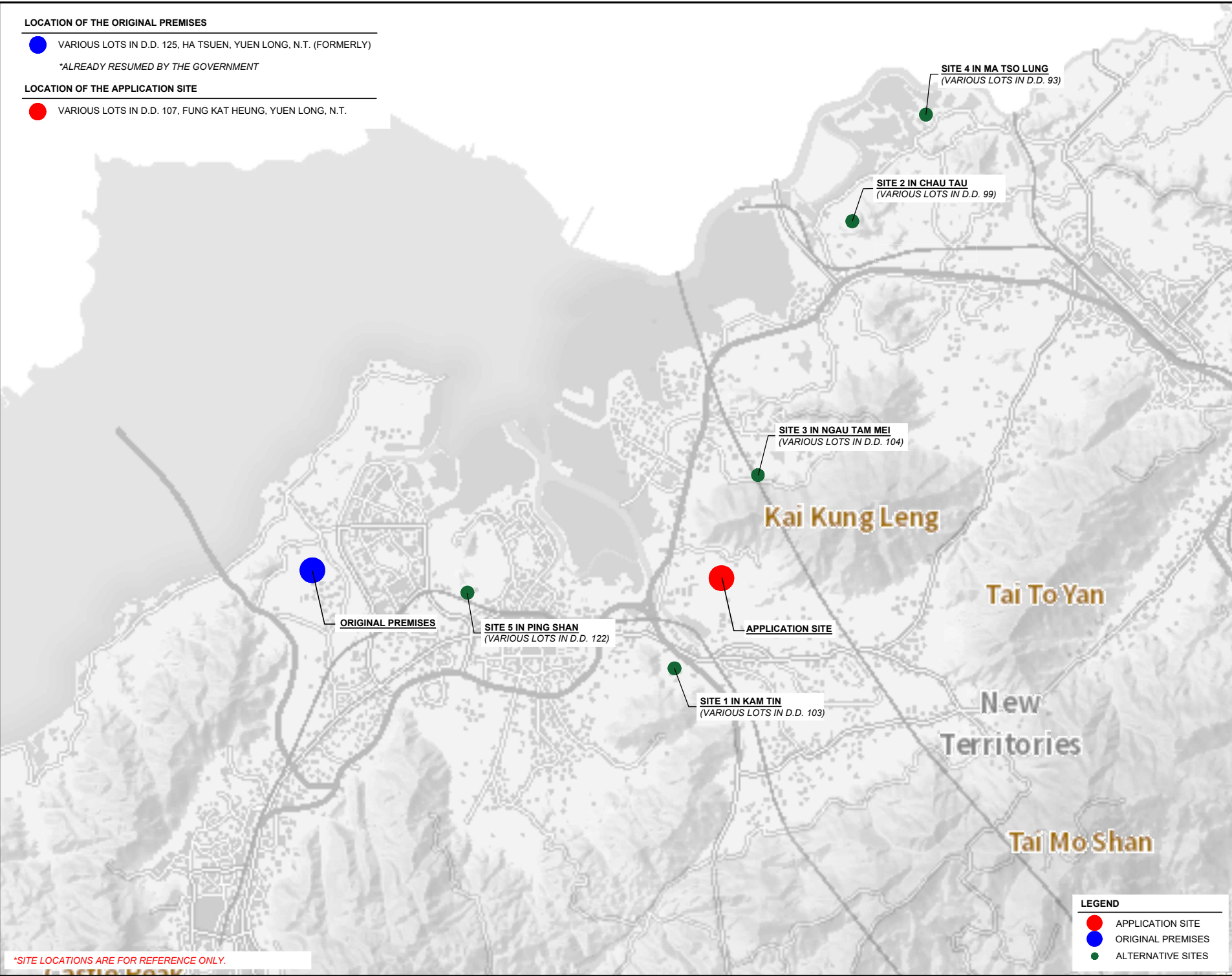
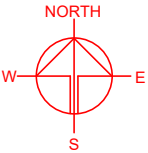
LOCATION OF THE ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 125, HA TSUEN, YUEN LONG, N.T. (FORMERLY)

**ALREADY RESUMED BY THE GOVERNMENT*

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, N.T.



**SITE LOCATIONS ARE FOR REFERENCE ONLY.*

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

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PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE @ A4

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DWG. TITLE

ALTERNATIVE SITES

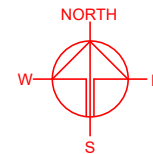
DWG NO.
PLAN 6

VER.
001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,423 m² (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

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MN

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14.8.2026

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DATE

APPROVED BY

DATE

DWG. TITLE
AERIAL PHOTO

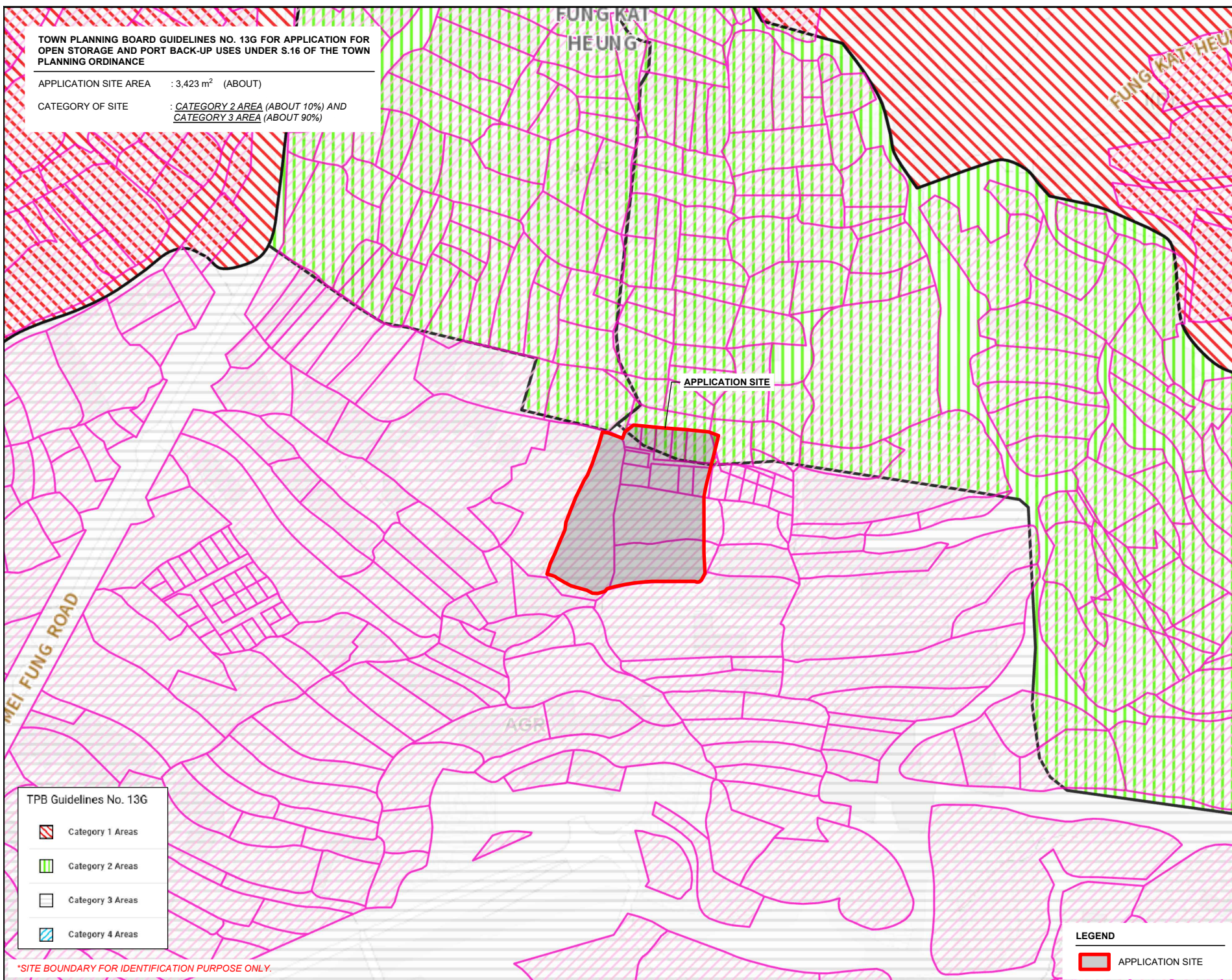
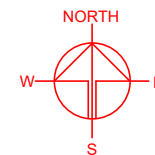
DWG NO.
PLAN 7

VER.
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 : 3,423 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA (ABOUT 10%) AND
CATEGORY 3 AREA (ABOUT 90%)



TPB Guidelines No. 13G

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

LEGEND

 APPLICATION SITE

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PROJECT

PROPOSED TEMPORARY OPEN
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LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY : MN DATE : 14.8.2026

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DWG. TITLE
TPB PG-No. 13G

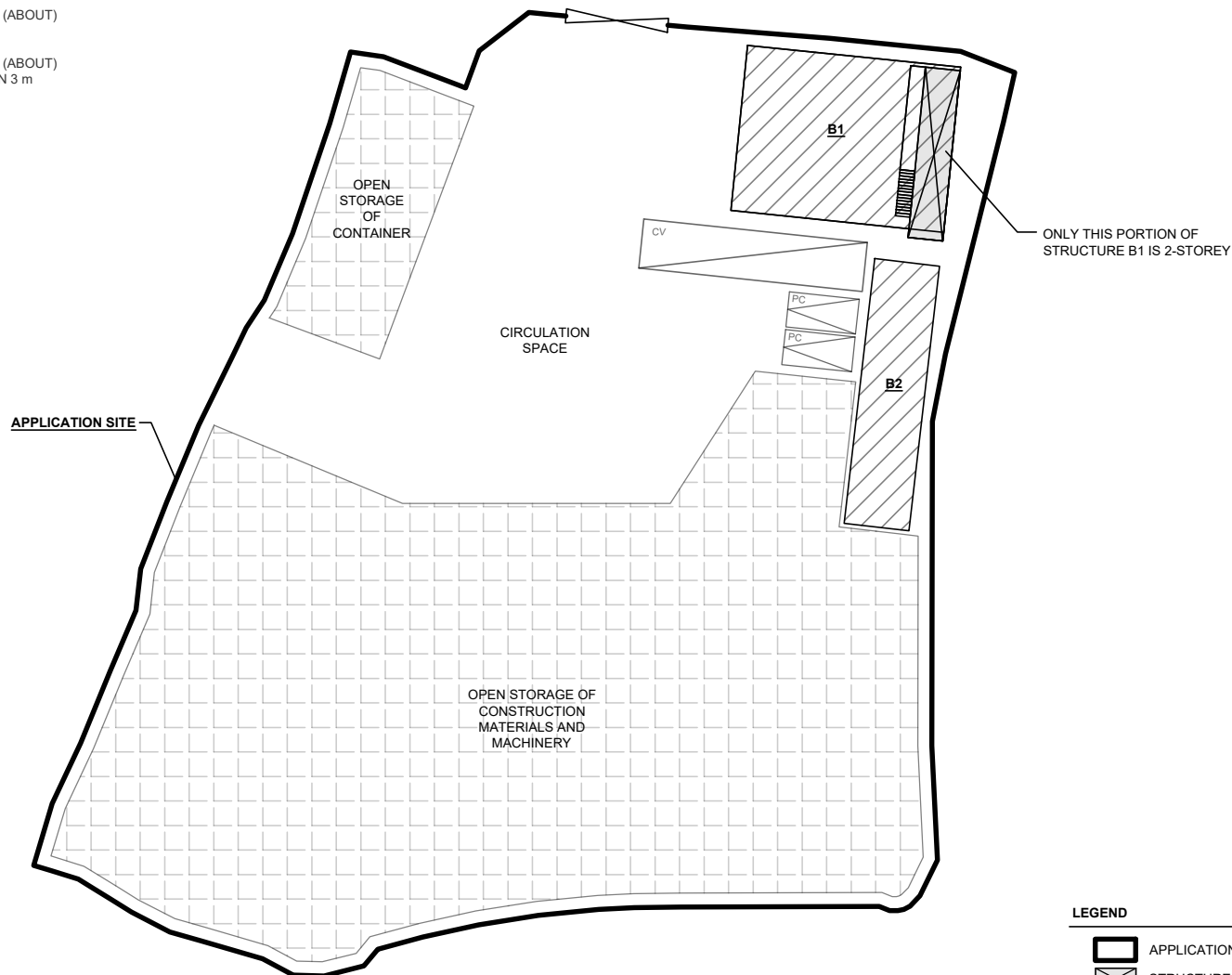
DWG NO. : PLAN 8 VER. : 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,423 m ²	(ABOUT)
COVERED AREA	: 268 m ²	(ABOUT)
UNCOVERED AREA	: 3,155 m ²	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 8%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 306 m ²	(ABOUT)
TOTAL GFA	: 306 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 1,939 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MACHINERY (G/F), SITE OFFICE (1/F)	180 m ² (ABOUT)	218 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	88 m ² (ABOUT)	88 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		268 m ² (ABOUT)	306 m ² (ABOUT)	

INGRESS / EGRESS
7.3 m (ABOUT)(W)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

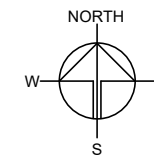
LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/U SPACE	: 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	L/U SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS



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SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

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APPROVED BY: DATE:

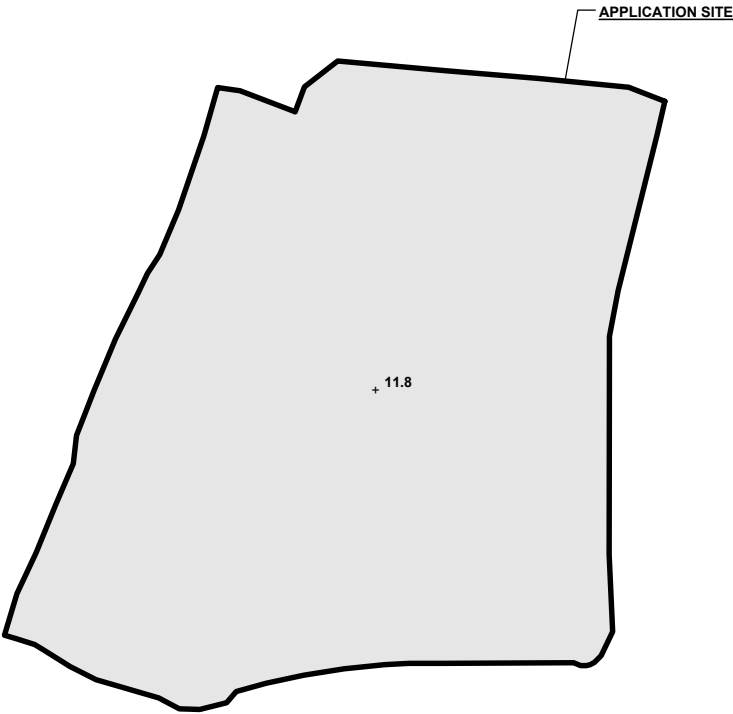
DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 9 VER. 001

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 3,423 m ²	(ABOUT)
FILLING OF LAND AREA	: 3,423 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
EXISTING SITE LEVEL	: +11.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE AND GRAVEL	
USE	: LOADING / UNLOADING SPACE, OPEN STORAGE AREA AND CIRCULATION SPACE	



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

LEGEND	
	APPLICATION SITE
	FILLING OF LAND AREA
	+ 11.8 EXISTING SITE LEVEL

NORTH

W E

S

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PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

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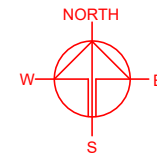
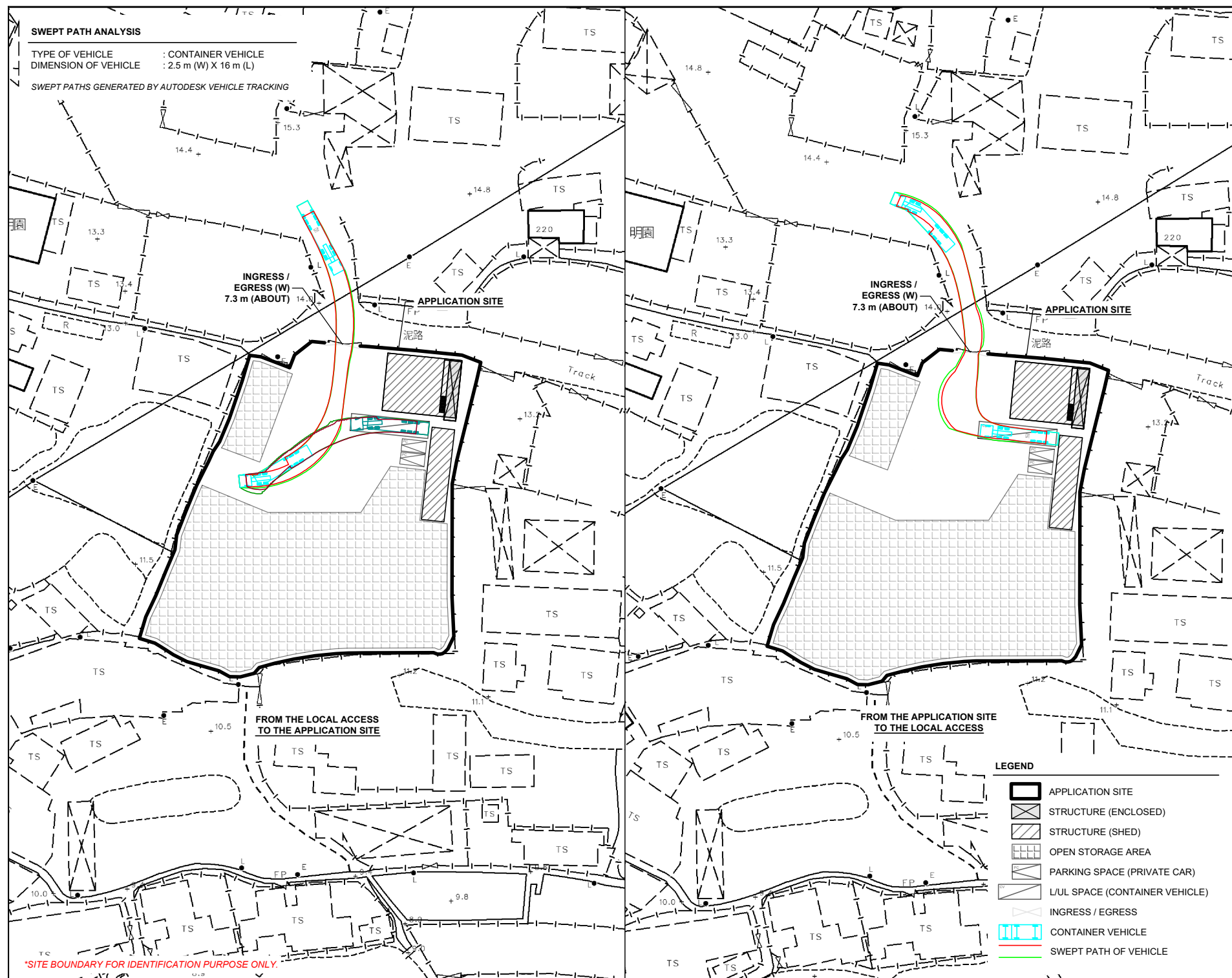
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DWG. TITLE	
FILLING OF LAND	
DWG. NO.	VER.
PLAN 10	001

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



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SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:750 @ A4

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DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 11

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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