

## LIST OF PLANS

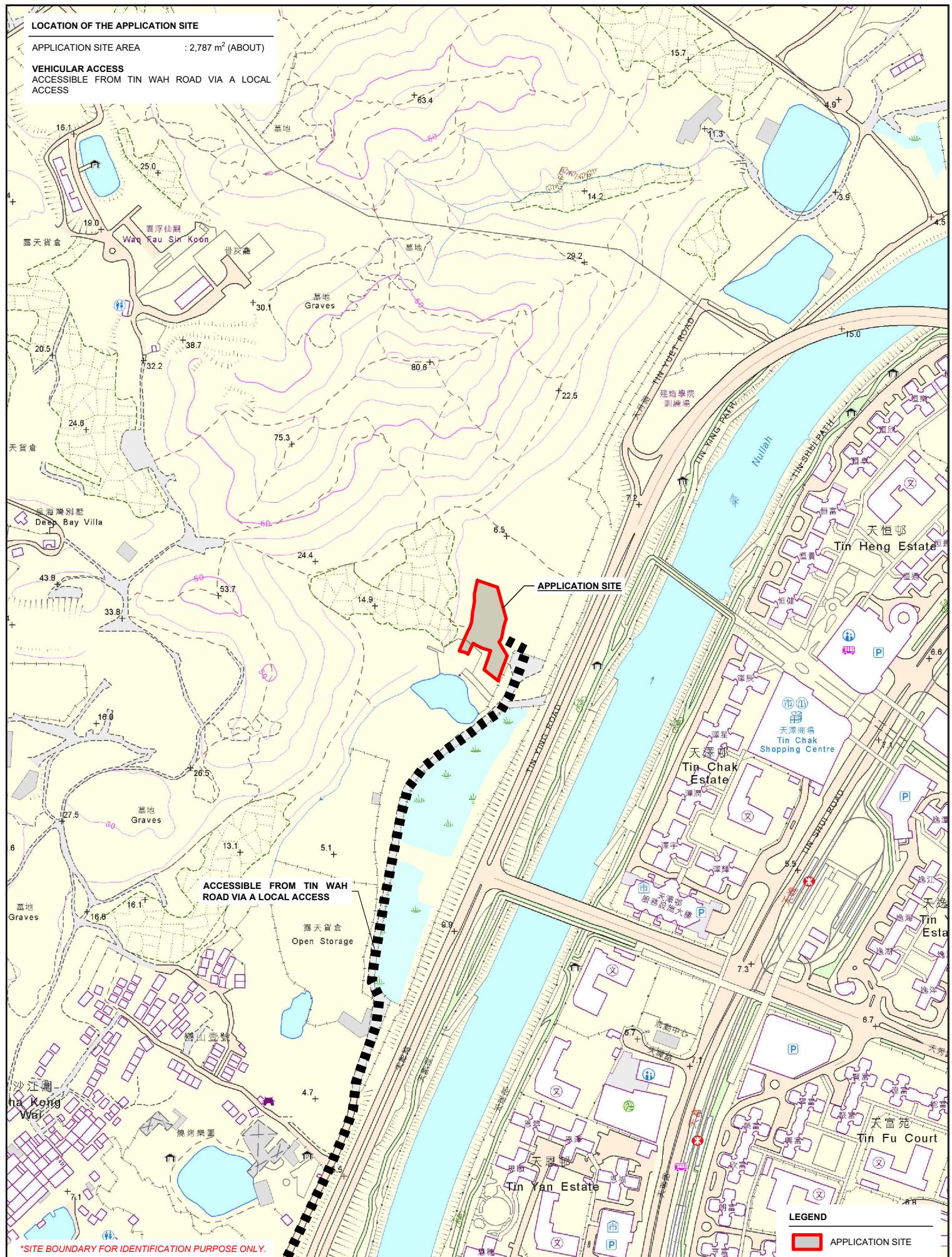
- Plan 1** Location plan
- Plan 2** Zoning plan
- Plan 3** Land status plan
- Plan 4** Original Premises – location and zoning
- Plan 5** Original Premises – NDA phasing and land resumption
- Plan 6** Alternative sites for relocation
- Plan 7** Aerial photo
- Plan 8** Layout plan
- Plan 9** Plan showing the filling of land
- Plan 10** Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,787 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TIN WAH ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING D.G.G.) WITH ANCILLARY  
FACILITIES AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN,  
YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

REVISED BY

DATE

11.12.2025

DATE

TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

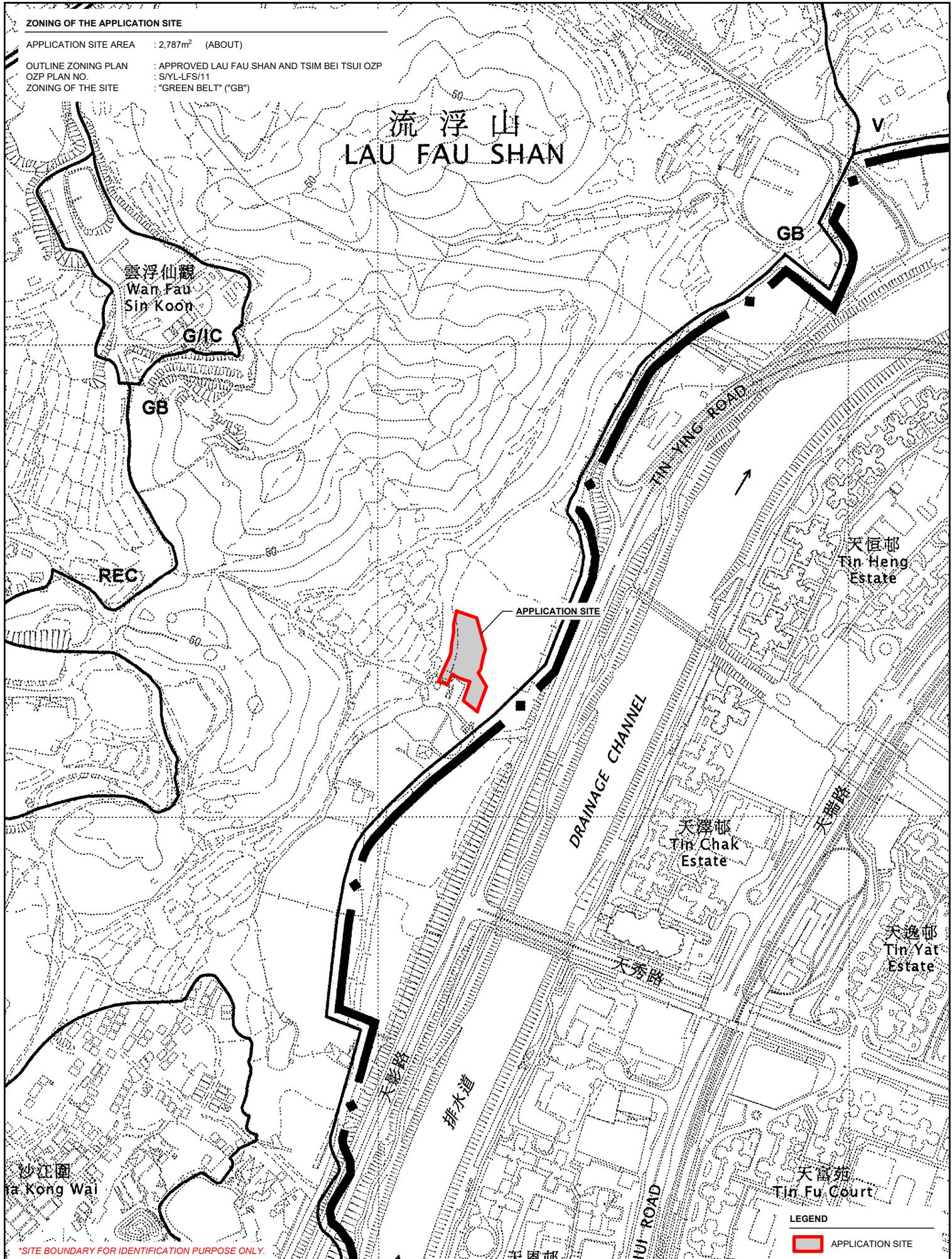
001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,787m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP  
OZP PLAN NO. : S/YL-LFS/11  
ZONING OF THE SITE : "GREEN BELT" ("GB")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT : PROPOSED TEMPORARY WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS : VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE : 1 : 5000 @ A4

DRAWN BY : MN

DATE : 19.12.2025

REVISED BY :

DATE :

TITLE : ZONING PLAN

DWG NO. : PLAN 2

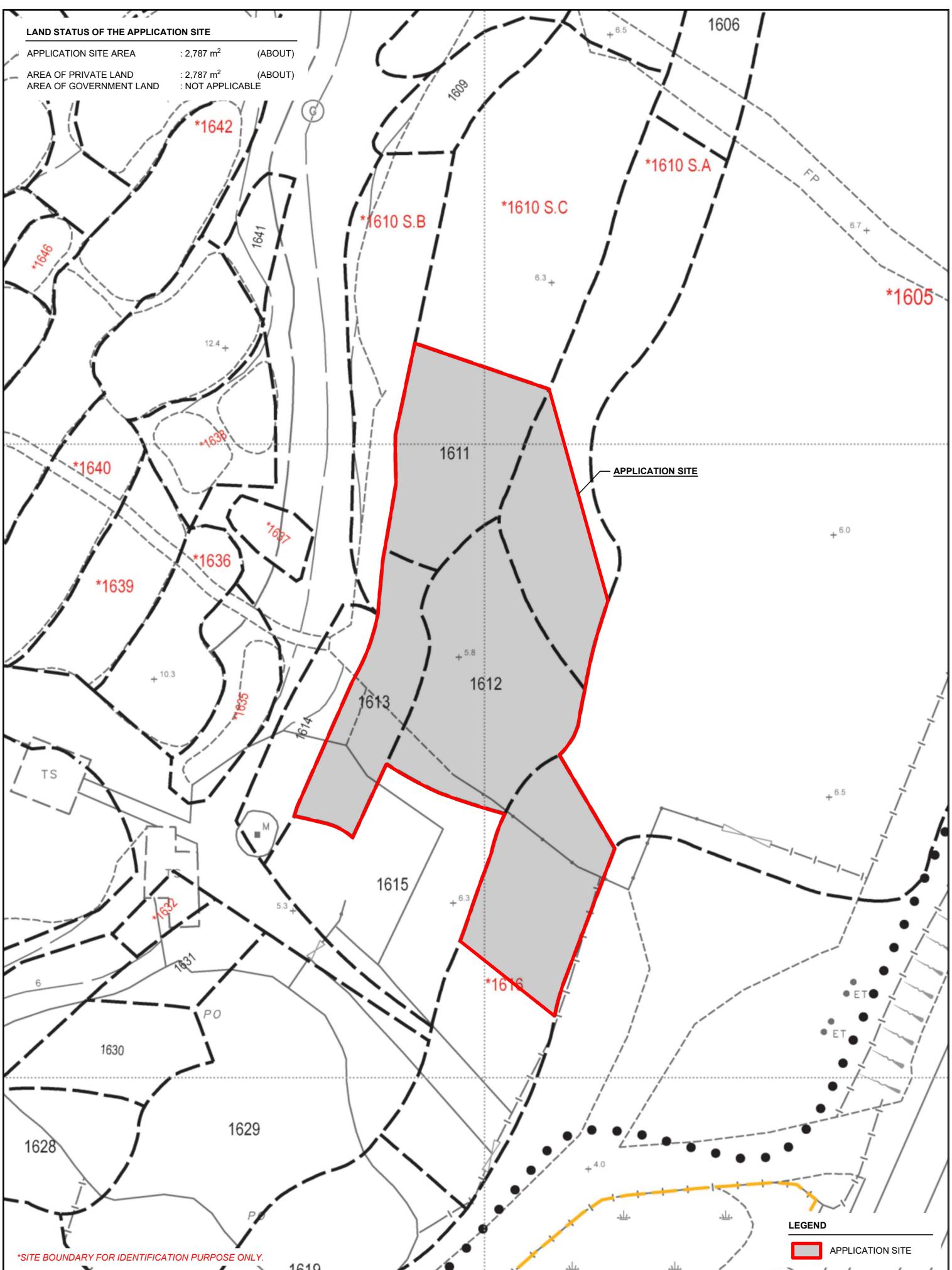
VER. : 001



## LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,787 m<sup>2</sup> (ABOUT)AREA OF PRIVATE LAND : 2,787 m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

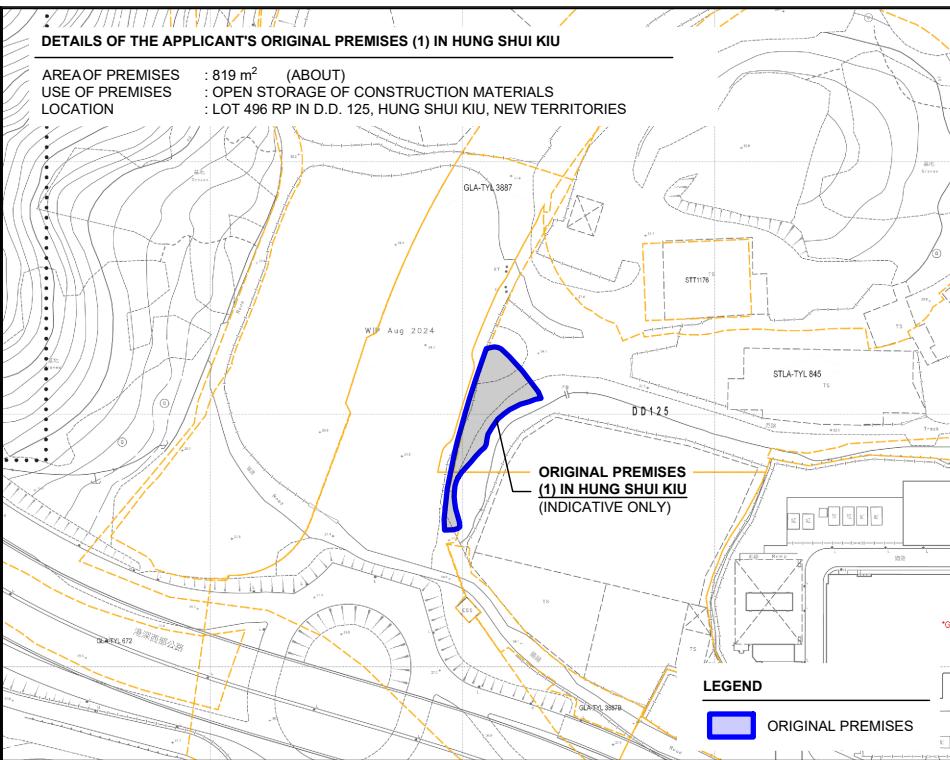


\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	LEGEND
R-RICHES PLANNING LIMITED	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	1 : 750 @ A4	LAND STATUS	
			DRAWN BY MN	DATE 15.12.2025	
			REVISED BY	DATE	DWG NO. PLAN 3
					VER. 001

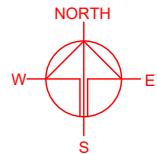
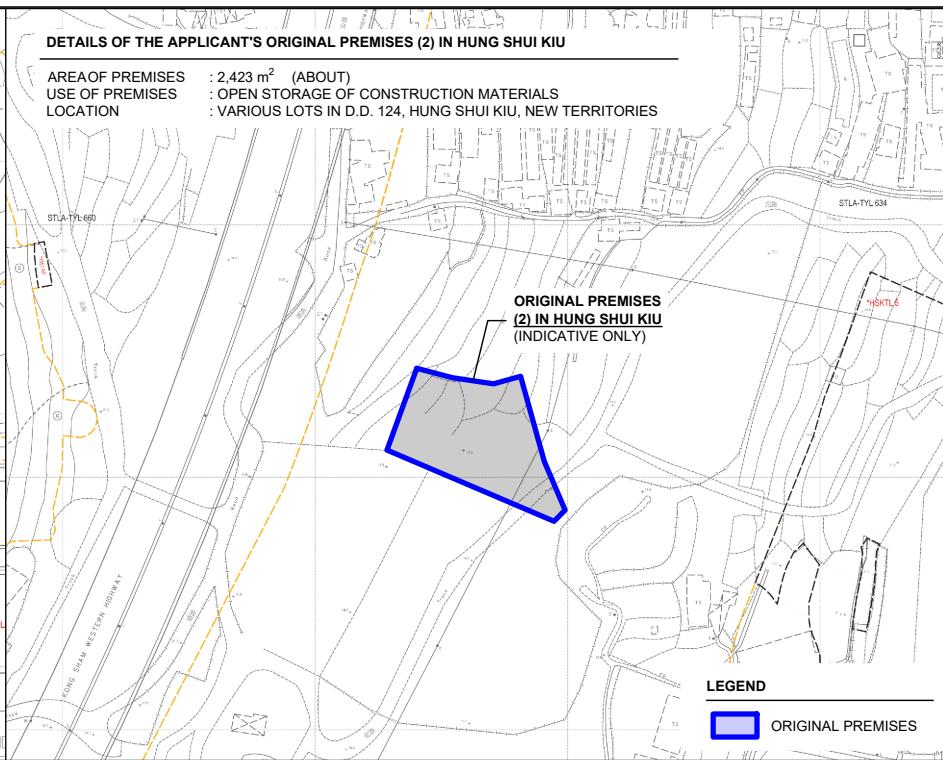
**DETAILS OF THE APPLICANT'S ORIGINAL PREMISES (1) IN HUNG SHUI KIU**

AREA OF PREMISES : 819 m<sup>2</sup> (ABOUT)  
USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS  
LOCATION : LOT 498 RP IN D.D. 125, HUNG SHUI KIU, NEW TERRITORIES



**DETAILS OF THE APPLICANT'S ORIGINAL PREMISES (2) IN HUNG SHUI KIU**

AREA OF PREMISES : 2,423 m<sup>2</sup> (ABOUT)  
USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS  
LOCATION : VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, NEW TERRITORIES



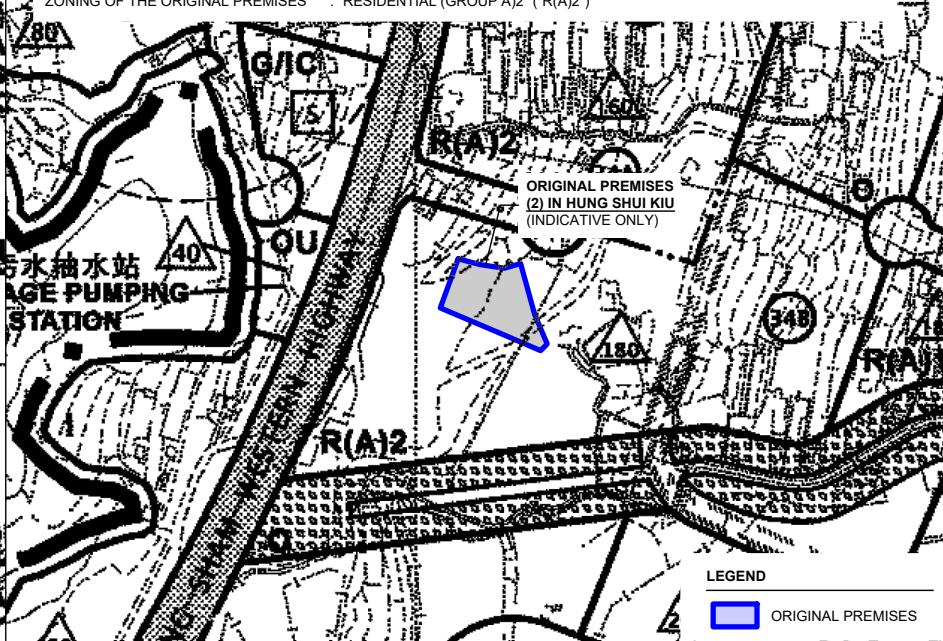
**ZONING OF THE APPLICANT'S ORIGINAL PREMISES (1) IN HUNG SHUI KIU**

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
OUTLINE ZONING PLAN NO. : S/HSK/2  
ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED  
"PORT BACK-UP, STORAGE AND WORKSHOP USES"  
AND  
"OTHER SPECIFIED USES" ANNOTATED "REFUSE TRANSFER STATION



**ZONING OF THE APPLICANT'S ORIGINAL PREMISES (2) IN HUNG SHUI KIN**

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
OUTLINE ZONING PLAN NO. : S/HSK/2  
ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)" ("R(A)2")



PLANNING CONSULTANT

PROJECT  
PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
D.G.G.) WITH ANCILLARY  
FACILITIES AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD  
OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

卷之三

SCALE  
1 : 3000 / 5000 @ A4

DRAWN BY DATE  
MN 19.12.2025

MRN	19.12.2023
CHECKED BY	DATE

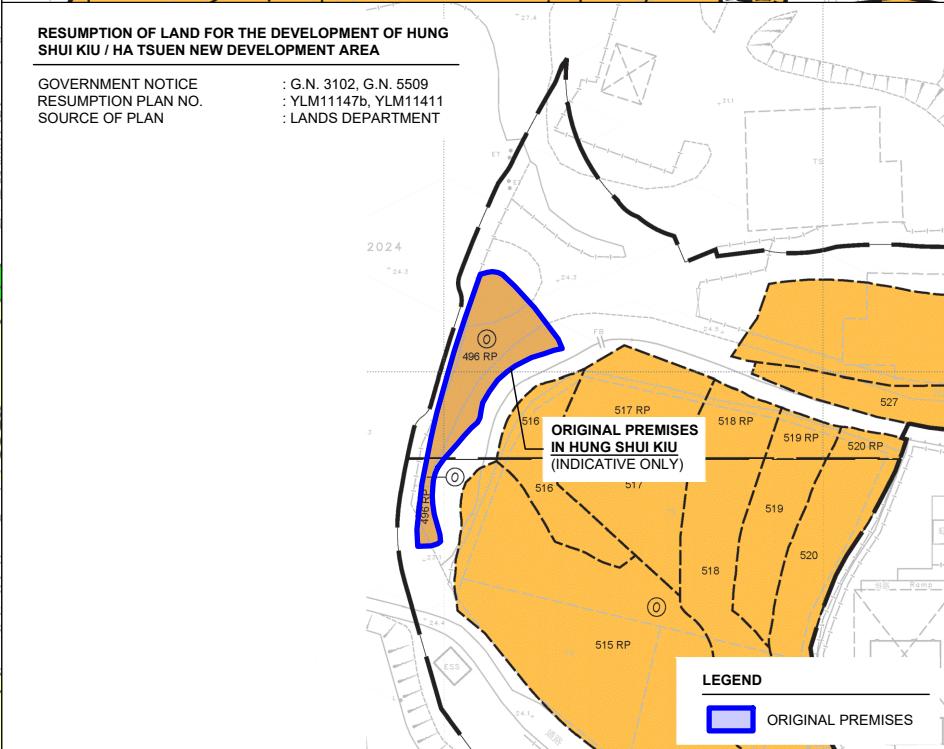
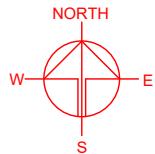
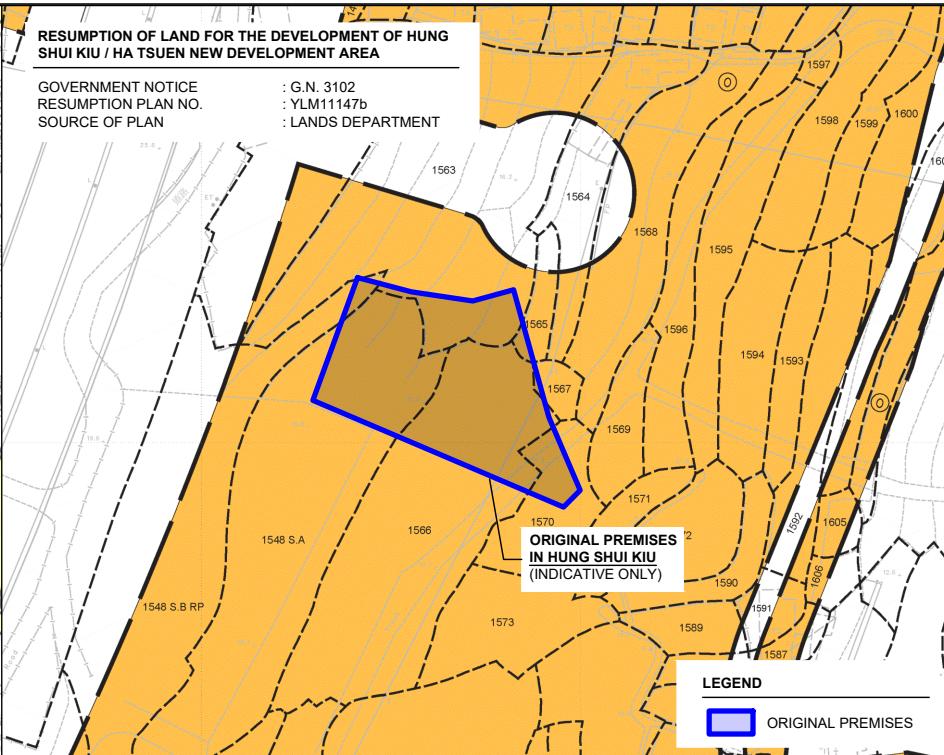
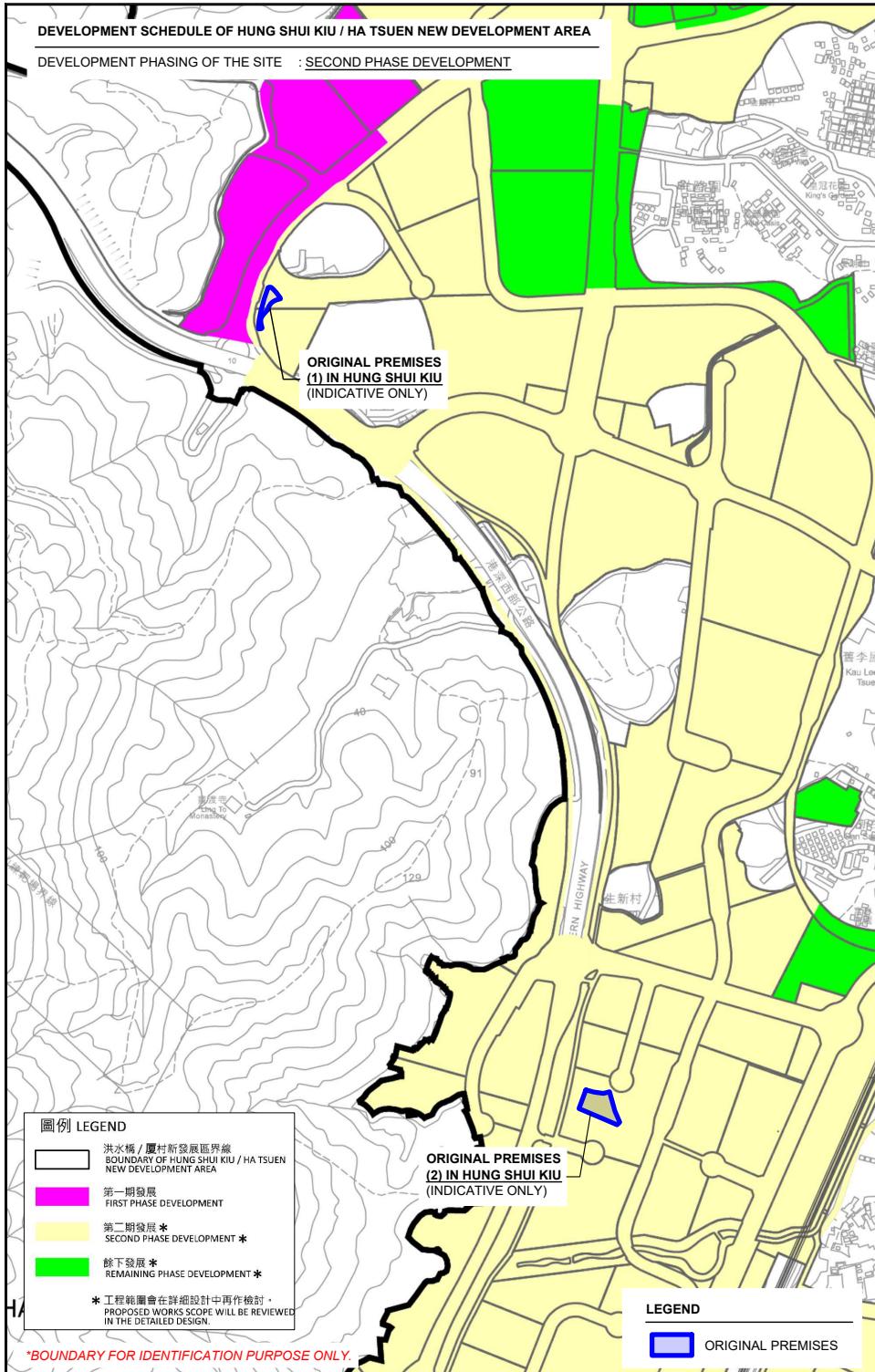
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DWG. TITLE

OP - LOCATION / ZONING PLAN

PLAN 4

**BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**



PLANNING CONSULTANT

PROJECT  
PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
D.G.G.) WITH ANCILLARY  
FACILITIES AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD  
OF 3 YEARS

5 SITE LOCATION

SCALE

DRAWN BY DATE  
MN 18.12.2023

MIN 10.12.2020  
CHECKED BY DATE

□

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

DWG. TITLE

NDA PHASING & LAND RESUM.

DWG NO. PLAN E VER. 001

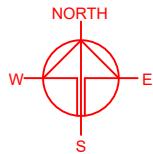
PLAN 3

LOCATION OF THE ORIGINAL PREMISES

● VARIOUS LOTS IN D.D. 124 HUNG SHUI KIU, NEW TERRITORIES  
LOT 496 RP IN D.D. 125 HUNG SHUI KIU, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

● VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES



SITE 4 IN LAU FAU SHAN  
(VARIOUS LOTS IN D.D. 129)

APPLICATION SITE

ORIGINAL PREMISES (1) IN HUNG SHUI KIU  
(LOT 496 RP IN D.D. 125)

ORIGINAL PREMISES (2) IN HUNG SHUI KIU  
(VARIOUS LOTS IN D.D. 124)

SITE 5 IN LAM TEI  
(VARIOUS LOTS IN D.D. 130)

Kai Kung Leng

Tai To Yan

New  
Territories

Tai Mo Shan

Needle Hill

SITE 1 IN LIN MA HANG  
(VARIOUS LOTS IN D.D. 78)

SITE 2 IN KAU LUNG HANG  
(VARIOUS LOTS IN D.D. 9)

SITE 3 IN KAM TIN  
(VARIOUS LOTS IN D.D. 103)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
D.G.G.) WITH ANCILLARY  
FACILITIES AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD  
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY DATE  
CC 18.12.2025

CHECKED BY DATE

APPROVED BY DATE

LEGEND

● APPLICATION SITE  
● ORIGINAL PREMISES  
● ALTERNATIVE SITES

DWG. TITLE  
ALTERNATIVE SITES

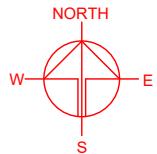
DWG. NO. PLAN 6 VER. 001

\*LOCATION OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,787 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD  
STATUTORY PLANNING PORTAL 3



Hong Kong Institute  
of Construction  
Tin Yut Road  
Training Ground

APPLICATION SITE

TIN YING ROAD

Christian Alliance  
S Y Yeh Memorial  
Primary School

TIN CHAKE

LEGEND  
■ APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
D.G.G.) WITH ANCILLARY  
FACILITIES AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD  
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN DATE  
19.12.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
AERIAL PHOTO OF THE SITE

DWG. NO.  
PLAN 7

VER.  
001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

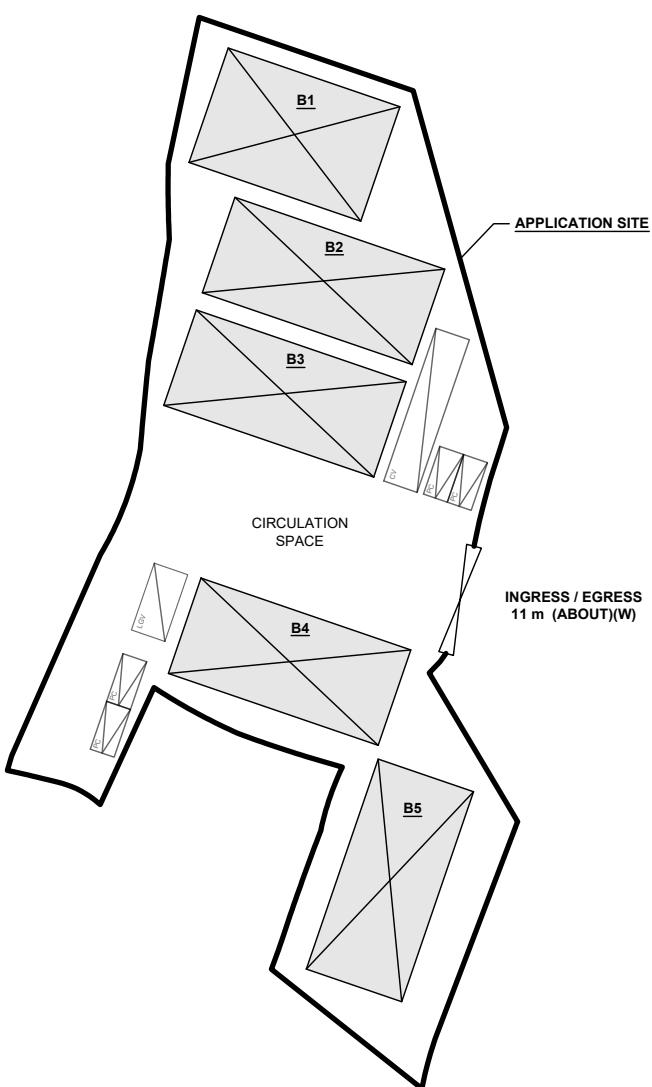
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 2,787 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,096 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,691 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 39 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,096 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,096 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 1	

**STRUCTURE**
**USE**

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCL. D.G.G.)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
B4	WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
B5	WAREHOUSE (EXCL. D.G.G.)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
		<b>TOTAL</b>	<b>1,096 m<sup>2</sup> (ABOUT)</b>	<b>1,096 m<sup>2</sup> (ABOUT)</b>

\*D.G.G. - DANGEROUS GOODS GODOWN


**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	: 11 m (L) X 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

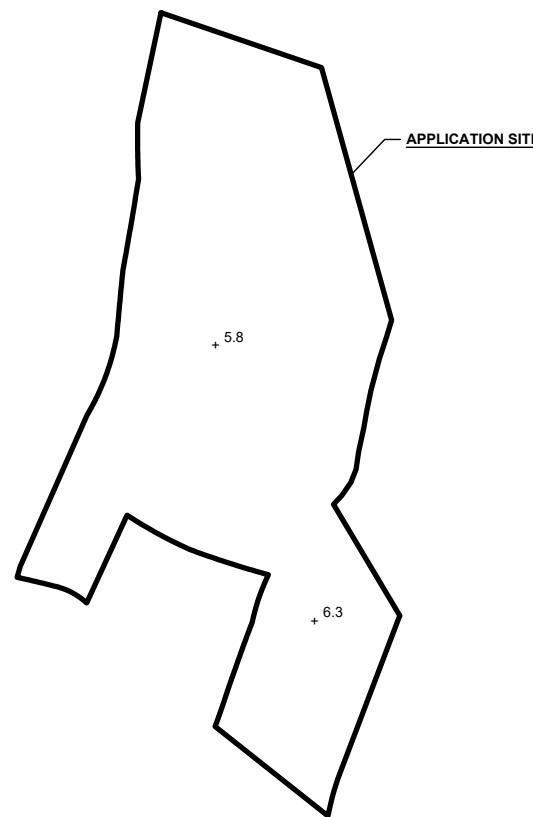
**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT	PROJECT	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS	SCALE	TITLE		NORTH	
			VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	1 : 750 @ A4	DRAWN BY	DATE		
					MN	19.12.2025		
				REVISED BY	DATE	DWG NO.	VER.	
						PLAN 8	001	

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,787 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +5.8 mPD TO +6.3 mPD (ABOUT)  
 AREA COVERED BY SOIL : 2,787 m<sup>2</sup> (ABOUT)



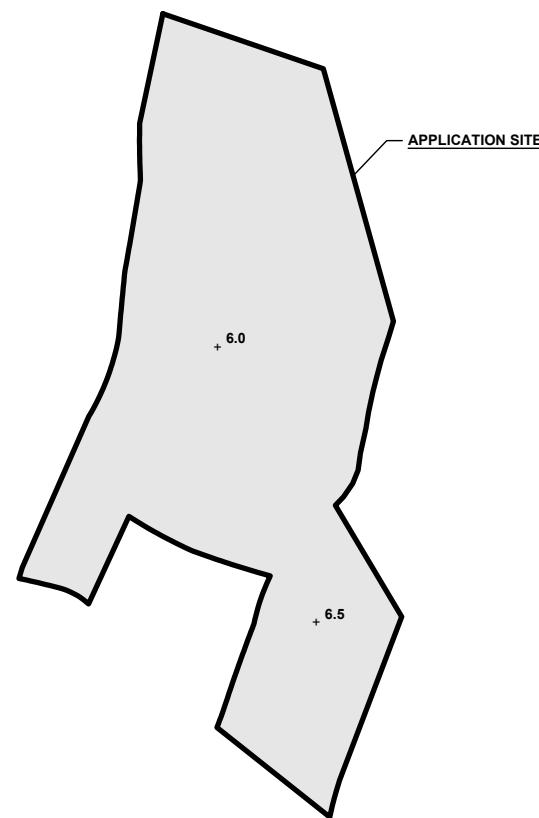
**LEGEND**

	APPLICATION SITE
	SOIL AREA
+ 5.8	EXISTING SITE LEVEL

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

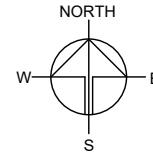
**PROPOSED FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 2,787 m<sup>2</sup> (ABOUT)  
 FILLING OF LAND AREA : 2,787 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m (ABOUT)  
 SITE LEVELS : +6.0 mPD TO +6.5 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURES, OPEN STORAGE AREA AND CIRCULATION SPACE



**LEGEND**

	APPLICATION SITE
	CONCRETE AREA
+ 6.0	PROPOSED SITE LEVEL



**PLANNING CONSULTANT**



**PROJECT**

PROPOSED TEMPORARY  
 WAREHOUSE (EXCLUDING  
 D.G.G.) WITH ANCILLARY  
 FACILITIES AND ASSOCIATED  
 FILLING OF LAND FOR A PERIOD  
 OF 3 YEARS

**SITE LOCATION**

VARIOUS LOTS IN D.D. 129, LAU  
 FAU SHAN, YUEN LONG, NEW  
 TERRITORIES

**SCALE**

1 : 1000 @ A4

DRAWN BY DATE  
 MN 19.12.2025

REVISED BY DATE

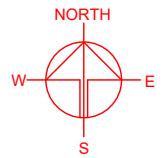
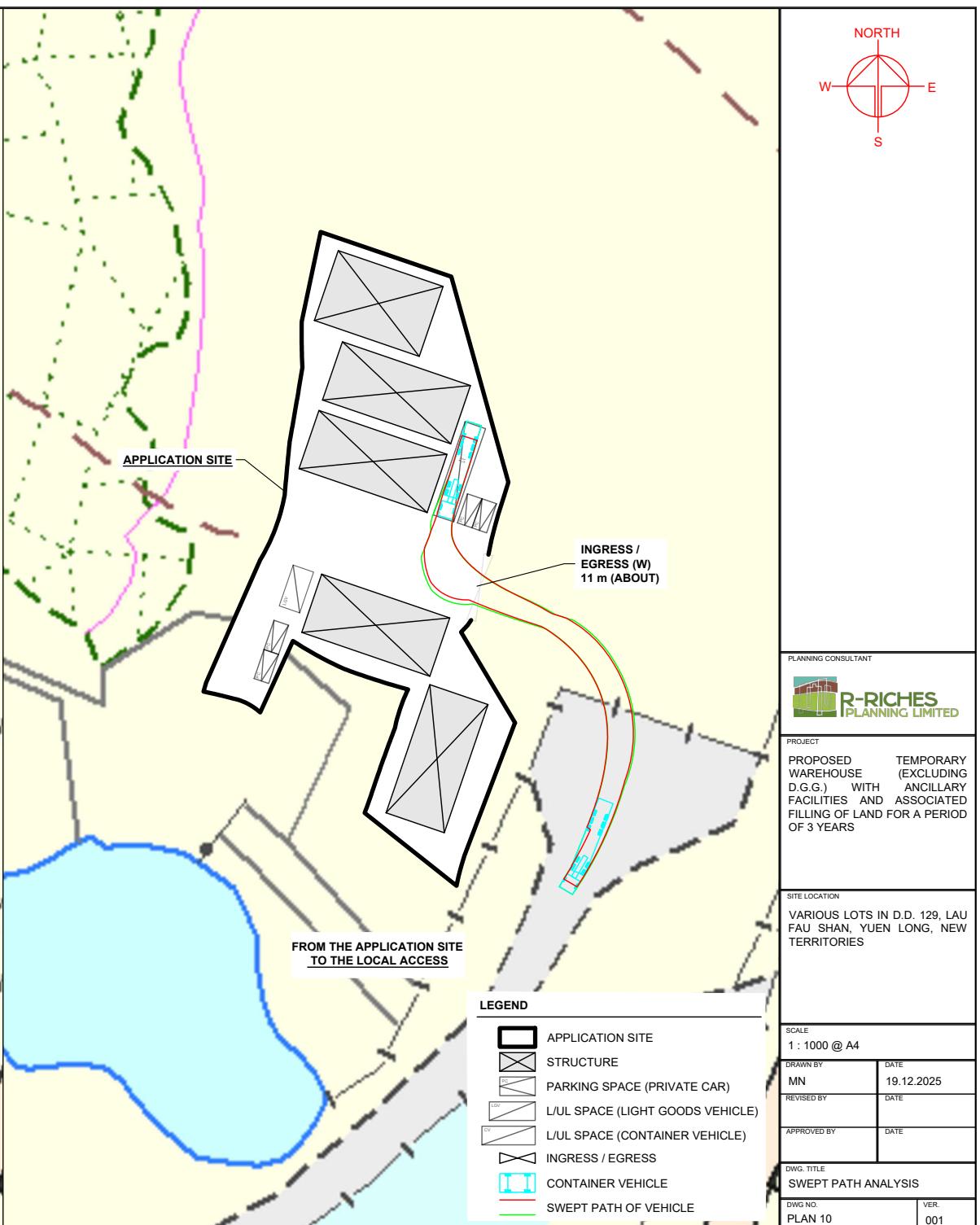
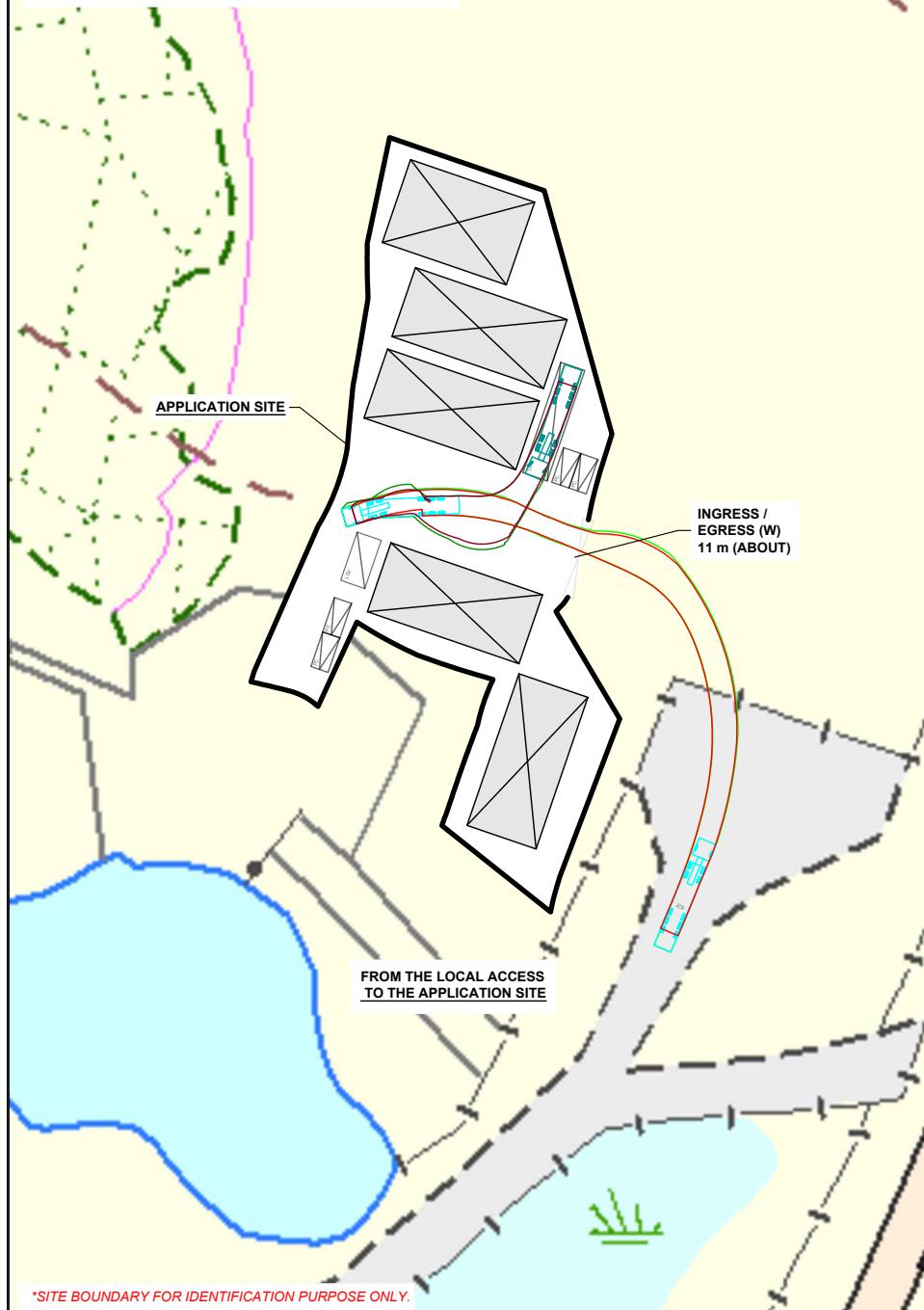
APPROVED BY DATE

**DWG. TITLE**  
 FILLING OF LAND

DWG. NO. VER.  
 PLAN 10 001

**SWEEP PATH ANALYSIS**

TYPE OF VEHICLE : CONTAINER VEHICLE  
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)  
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

**PLANNING CONSULTANT**

PROJECT  
PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
D.G.G.) WITH ANCILLARY  
FACILITIES AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD  
OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (LIGHT GOODS VEHICLE)
- LUL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

SCALE	1 : 1000 @ A4
DRAWN BY	MN DATE 19.12.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	PLAN 10
	VER. 001