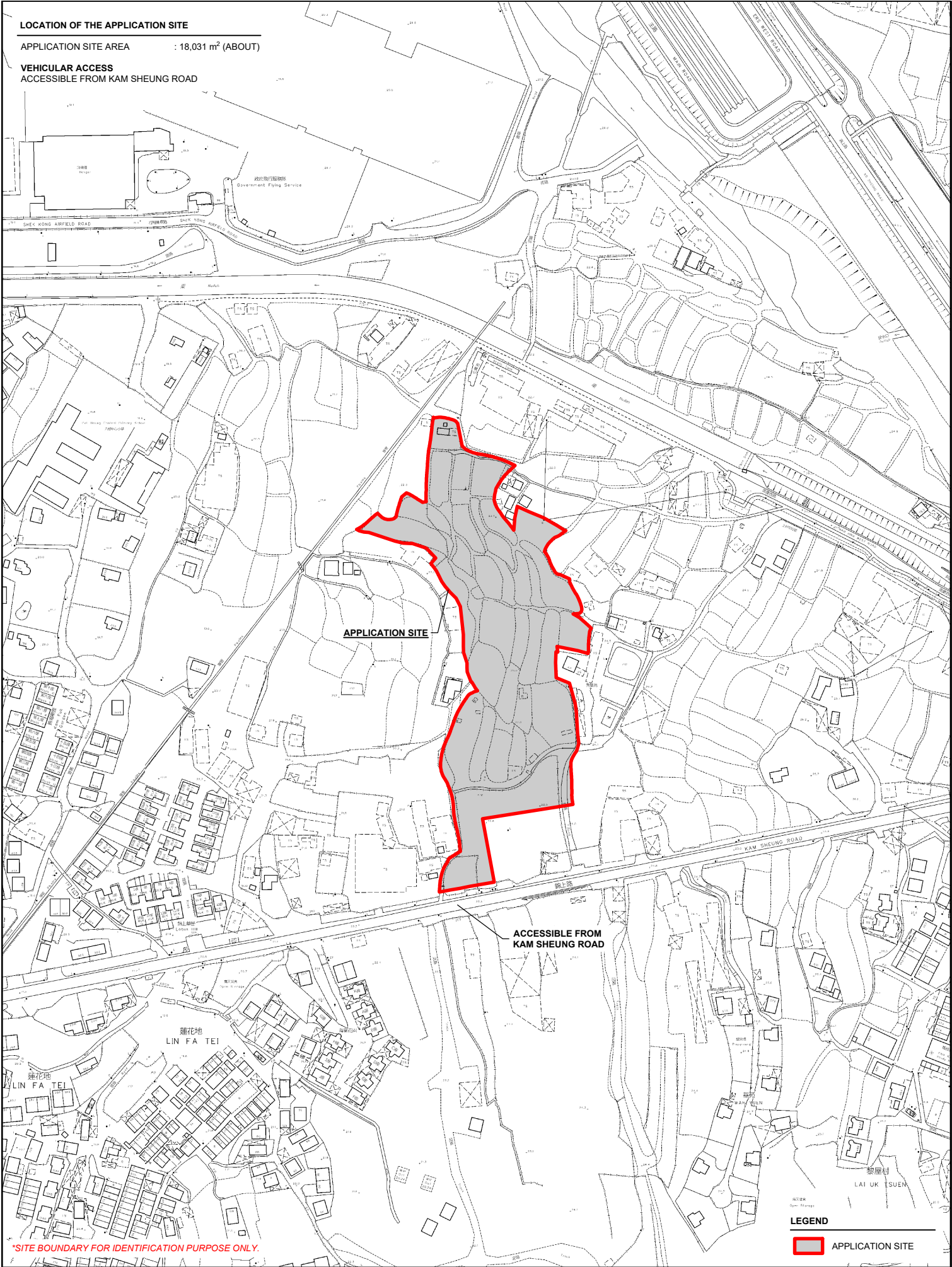


LOCATION OF THE APPLICATION SITE



APPLICATION SITE AREA : 18,031 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
APPLICATION SITE

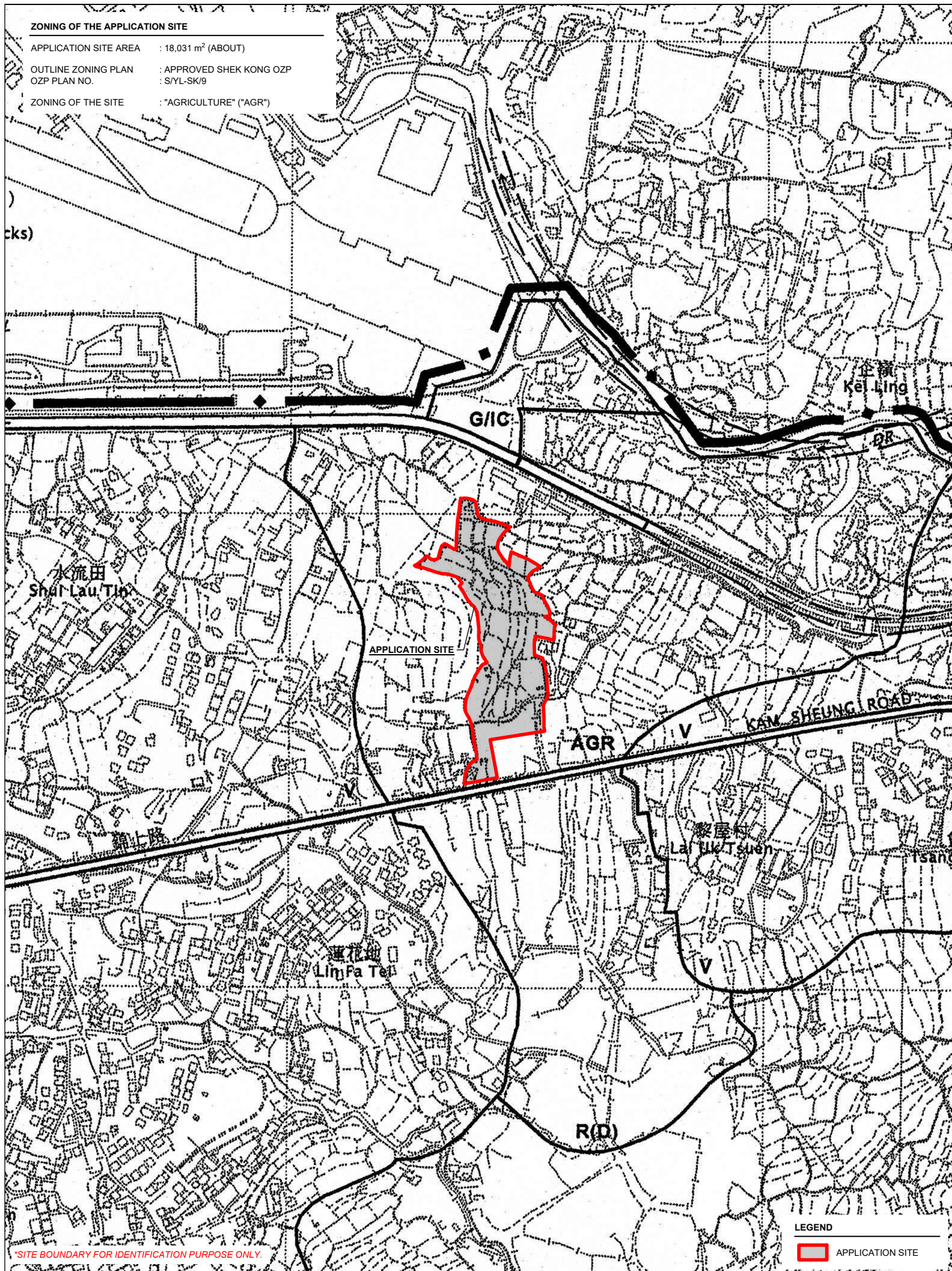
<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS</div>	<div>ADDRESS</div> <div>VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 3000 @ A4</div> <div><div>DRAWN BY</div><div>MN</div><div>DATE</div><div>7.2.2025</div></div> <div><div>REVISED BY</div><div>DATE</div></div>	<div>TITLE</div> <div>LOCATION PLAN</div> <div><div>DWG NO.</div><div>PLAN 1</div><div>VER.</div><div>001</div></div>	<div></div>
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 18,031 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : S/YL-SK/9



ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

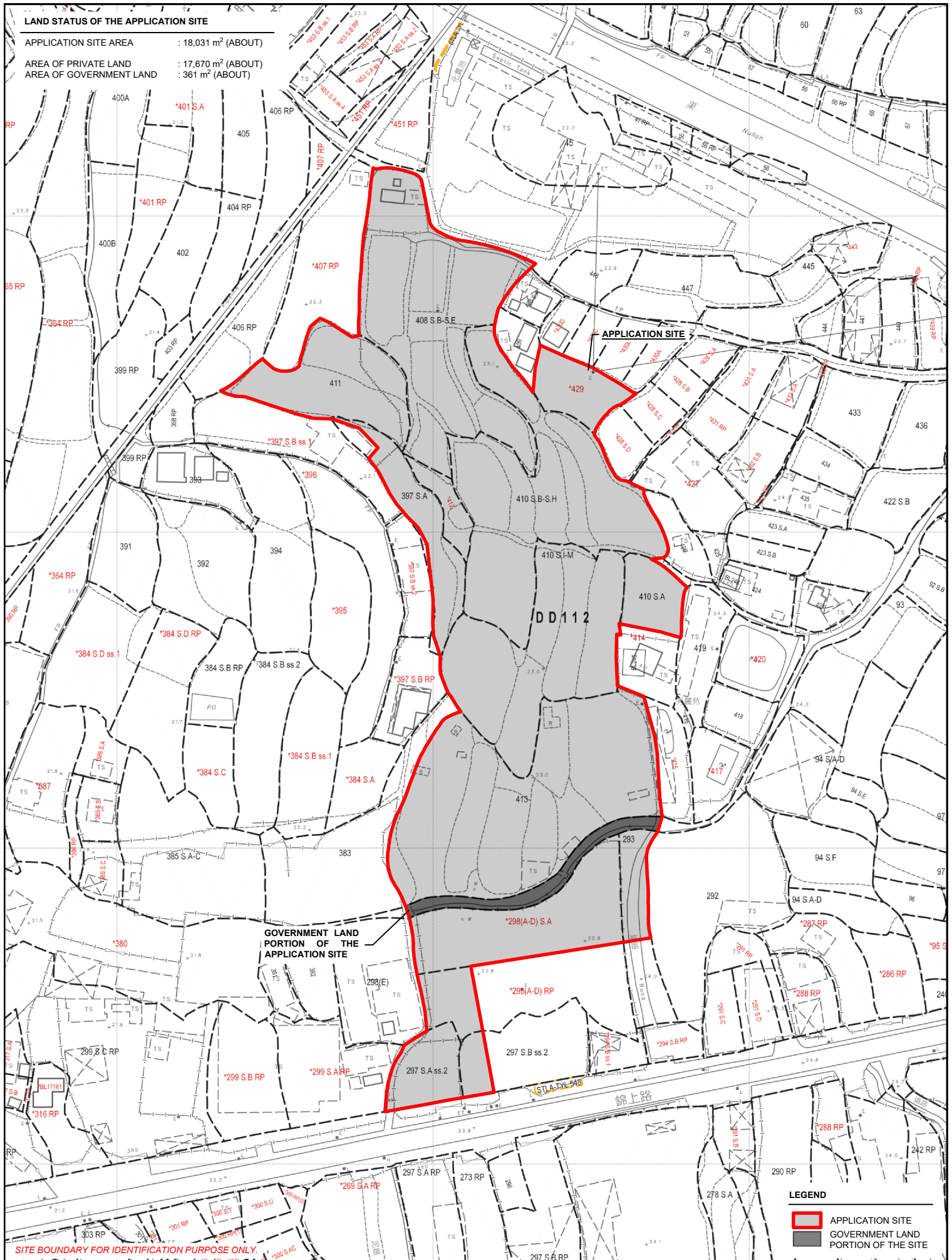
LEGEND

 APPLICATION SITE

<p>PLANNING CONSULTANT</p> 	<p>PROJECT</p> <p>PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 5000 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>5.2.2025</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>ZONING PLAN</p> <p>DWG NO.</p> <p>PLAN 2</p> <p>VER.</p> <p>001</p>	<p>NORTH</p> 
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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 18,031 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,670 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 361 m² (ABOUT)



PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 1500 @ A4

DRAWN BY

MN

DATE

7.2.2025

REVISED BY

DATE

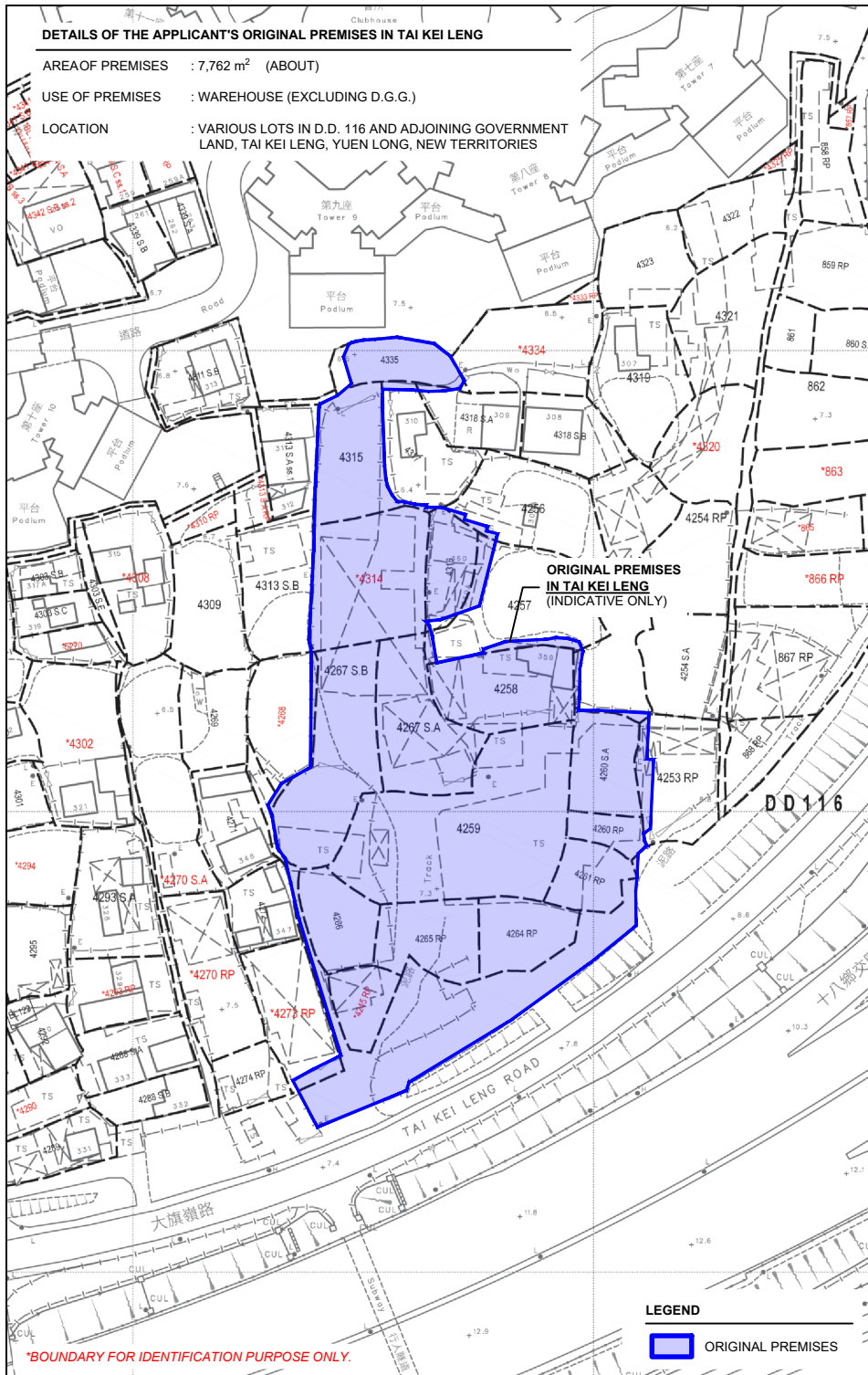
TITLE
LAND STATUS

DWG NO.
PLAN 3

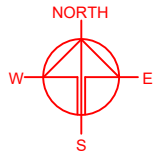
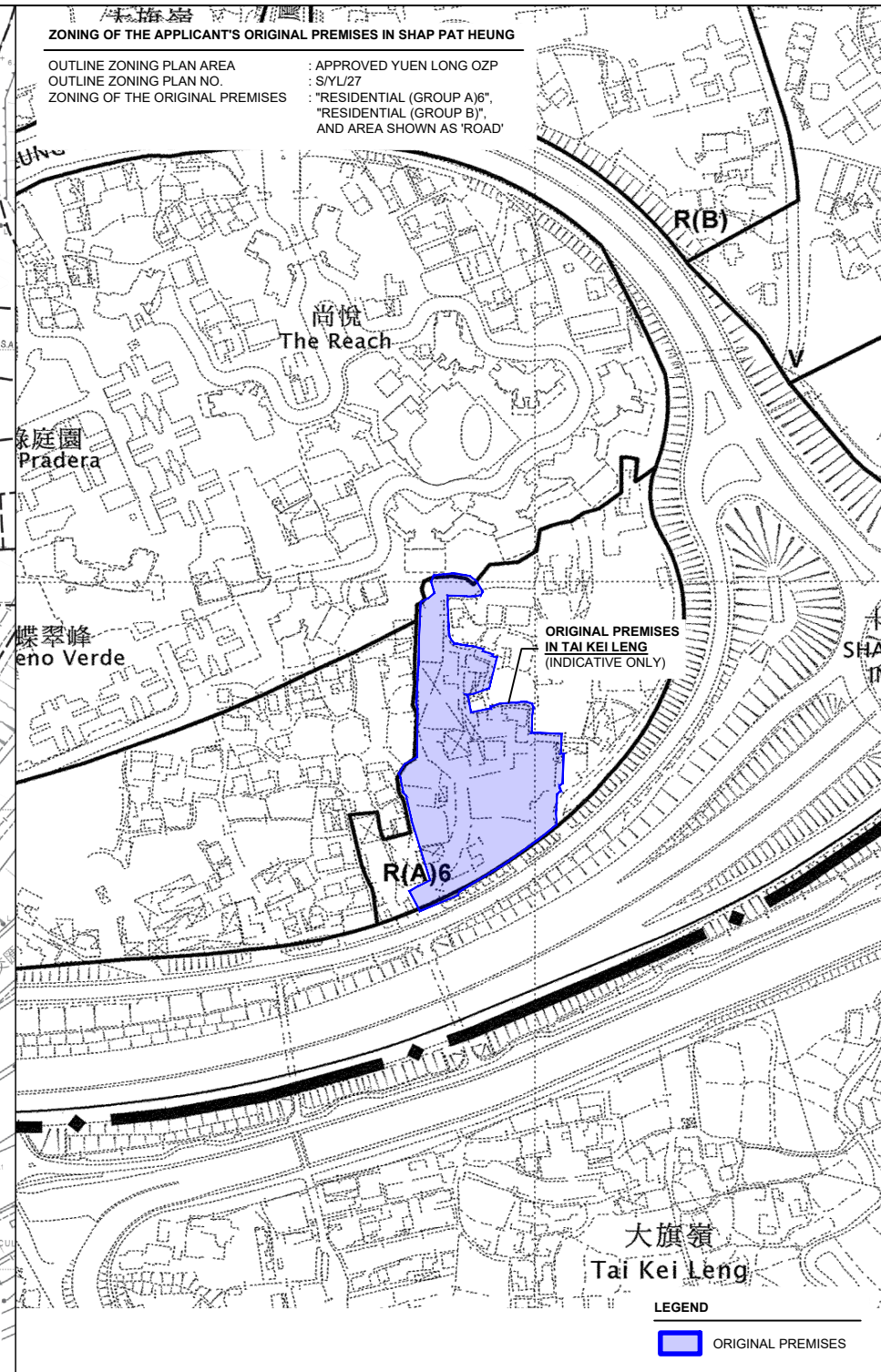
VER.
001



AREA OF PREMISES	: 7,762 m ² (ABOUT)
USE OF PREMISES	: WAREHOUSE (EXCLUDING D.G.G.)
LOCATION	: VARIOUS LOTS IN D.D. 116 AND ADJOINING GOVERNMENT LAND, TAI KEI LENG, YUEN LONG, NEW TERRITORIES



OUTLINE ZONING PLAN AREA : APPROVED YUEN LONG OZP
OUTLINE ZONING PLAN NO. : S/YL/27
ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)6",
"RESIDENTIAL (GROUP B)",
AND AREA SHOWN AS 'ROAD'



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112 AND
ADJOINING GOVERNMENT
LAND, SHEK KONG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1500 / 3500 @ A4

DRAWN BY

DATE	12.2.2025
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CHECKED BY	
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DATE _____

APPROVED BY

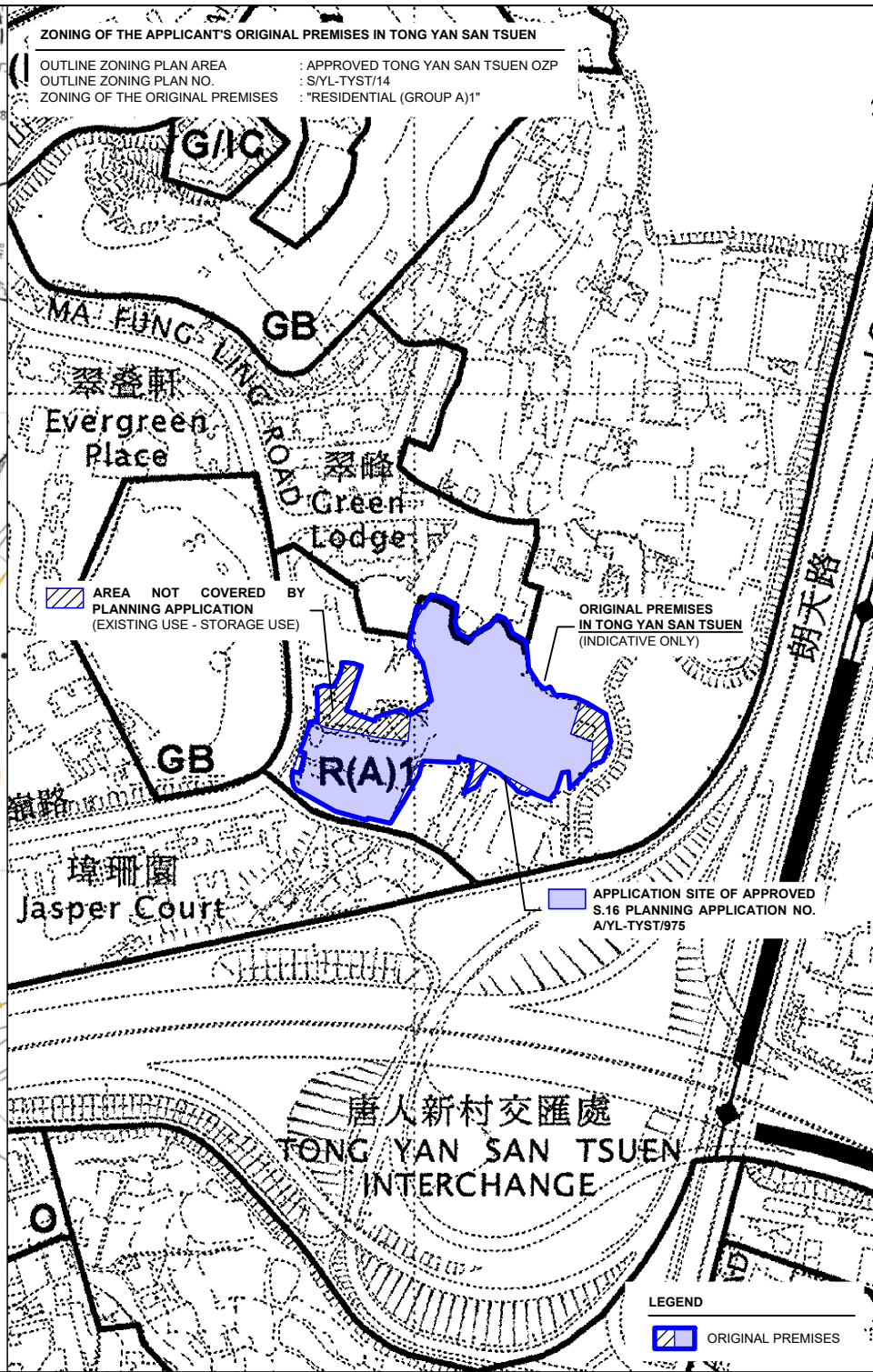
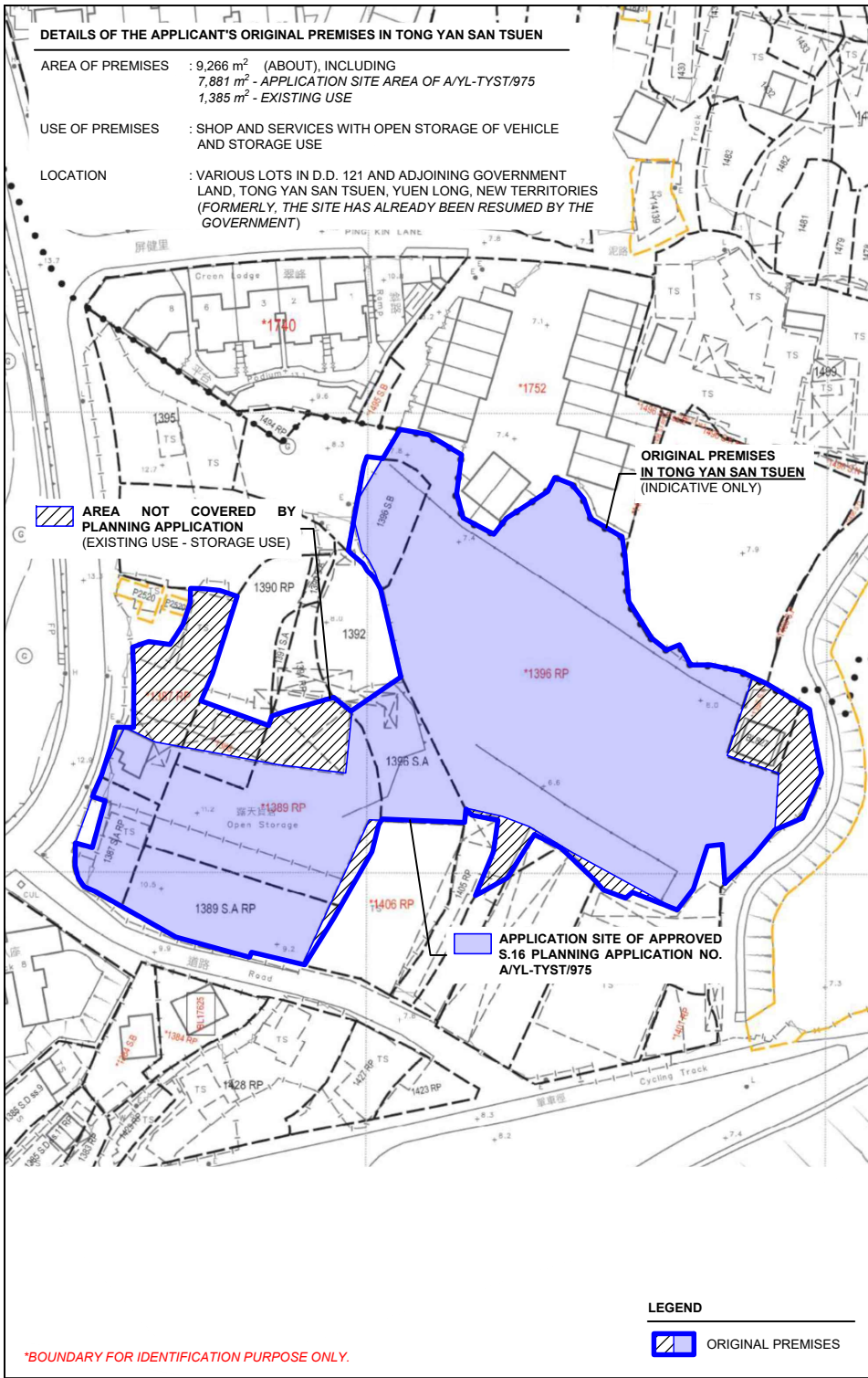
DATE _____

DWG. TITLE
OP1 (LOCATION PLAN)

DWG NO.

VER.

001



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 / 3500 @ A4

DRAWN BY	DATE
MN	5.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

OP2 (LOCATION PLAN)

DWG. NO.	VER.
PLAN 5	001

DEVELOPMENT DETAILS OF PUBLIC HOUSING DEVELOPMENTS AT TAI KEI LENG, YUEN LONG

PROJECT NO. : B873CL
DEVELOPMENT PLAN NO. : 406041/S&T/GEN/003A
SOURCE OF PLAN : CEDD

擬進行道路改善工程

擬議公共行人路連接至十八鄉路的現有行人路

擬建公營房屋用地

擬進行道路改善工程

元朗公路

十八鄉交匯處

ORIGINAL PREMISES
IN TAI KEI LENG
(INDICATIVE ONLY)

MATCH LINE
CONTINUATION SEE DRG. NO. 406041/S&T/GEN/003B

SCALE - 1:3000

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF PUBLIC HOUSING DEVELOPMENTS AT LONG BIN, YUEN LONG

GOVERNMENT NOTICE : G.N. 4670
RESUMPTION PLAN NO. : YLM10469
SOURCE OF PLAN : LANDS DEPARTMENT

SCALE - 1:2000

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ORIGINAL PREMISES
IN TONG YAN SAN TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF PUBLIC HOUSING DEVELOPMENTS AT TAI KEI LENG, YUEN LONG

GOVERNMENT NOTICE : G.N. 1855
RESUMPTION PLAN NO. : YLM11039
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
IN TAI KEI LENG
(INDICATIVE ONLY)

SCALE - 1:3000

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF PUBLIC HOUSING DEVELOPMENTS AT LONG BIN, YUEN LONG

GOVERNMENT NOTICE : G.N. 4566
RESUMPTION PLAN NO. : YLM10383
SOURCE OF PLAN : LANDS DEPARTMENT

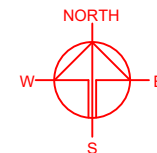
SCALE - 1:2000

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ORIGINAL PREMISES
IN TONG YAN SAN TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 / 3000 / 2000 @ A4

DRAWN BY
MN

DATE
5.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LAND RESUMPTION

DWG NO.
PLAN 6

VER.
001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES 1

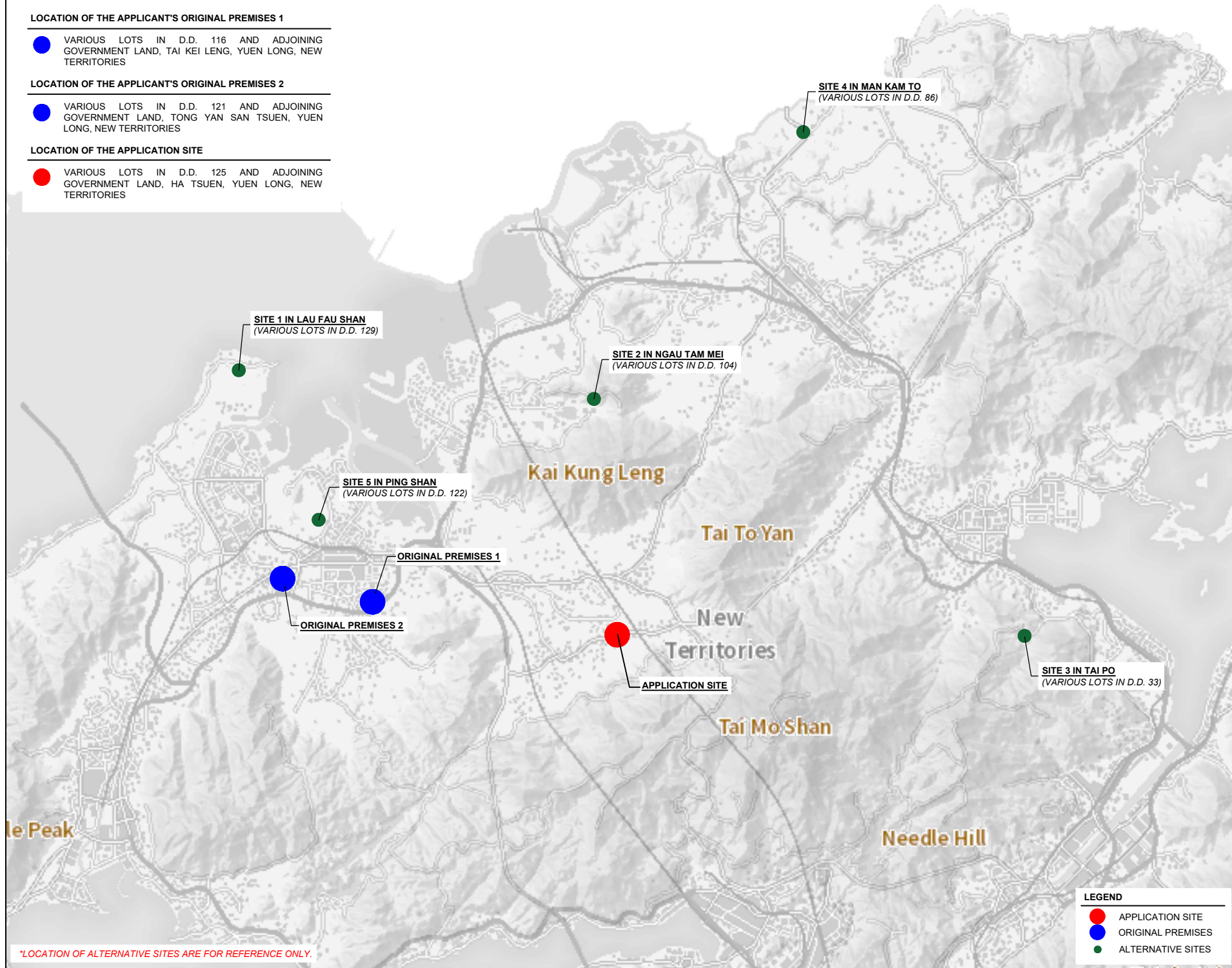
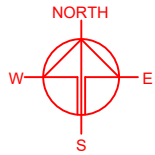
VARIOUS LOTS IN D.D. 116 AND ADJOINING GOVERNMENT LAND, TAI KEI LENG, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES 2

VARIOUS LOTS IN D.D. 121 AND ADJOINING GOVERNMENT LAND, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

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



*LOCATION OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

PLANNING CONSULTANT



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

SITE LOCATION

VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
INDICATIVE ONLY @ A4

DRAWN BY
MN

DATE
8.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
ALTERNATIVE SITES

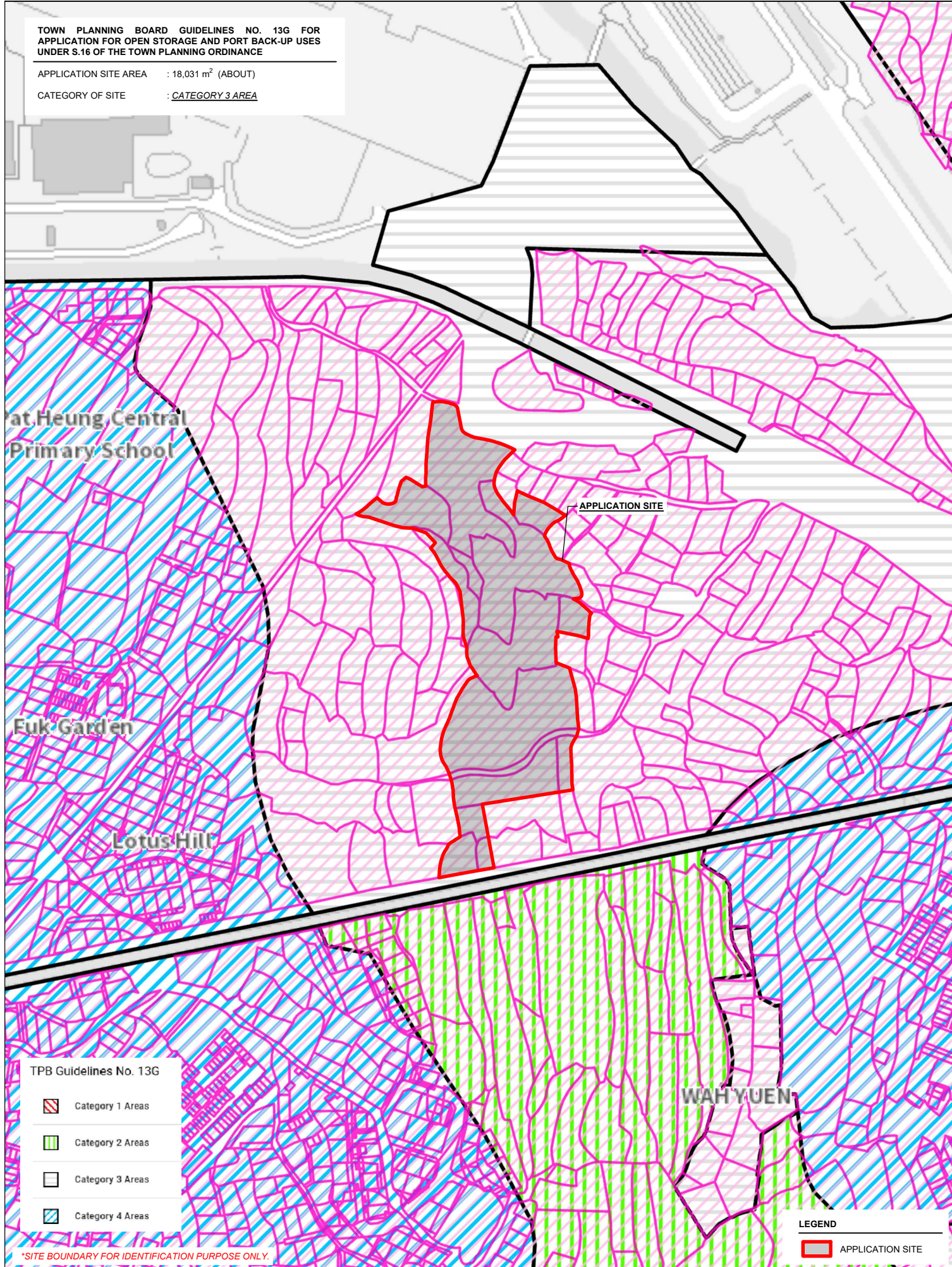
DWG NO.
PLAN 7

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 : 18,031 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



TPB Guidelines No. 13G

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 112 AND ADJOINING
GOVERNMENT LAND, SHEK KONG, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

7.2.2025

REVISED BY

DATE

TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 8

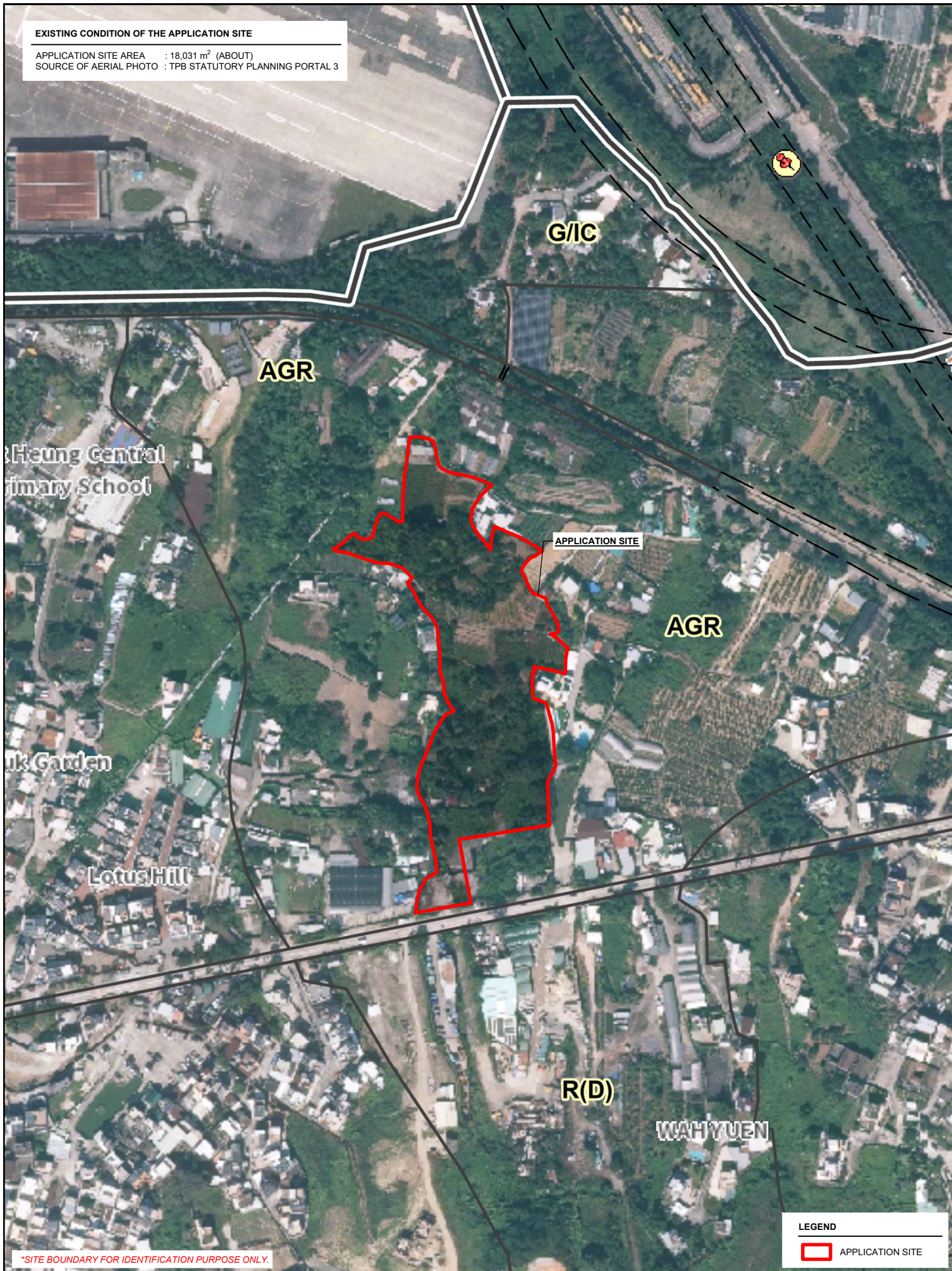
VER.

001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 18,031 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3





APPLICATION SITE

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

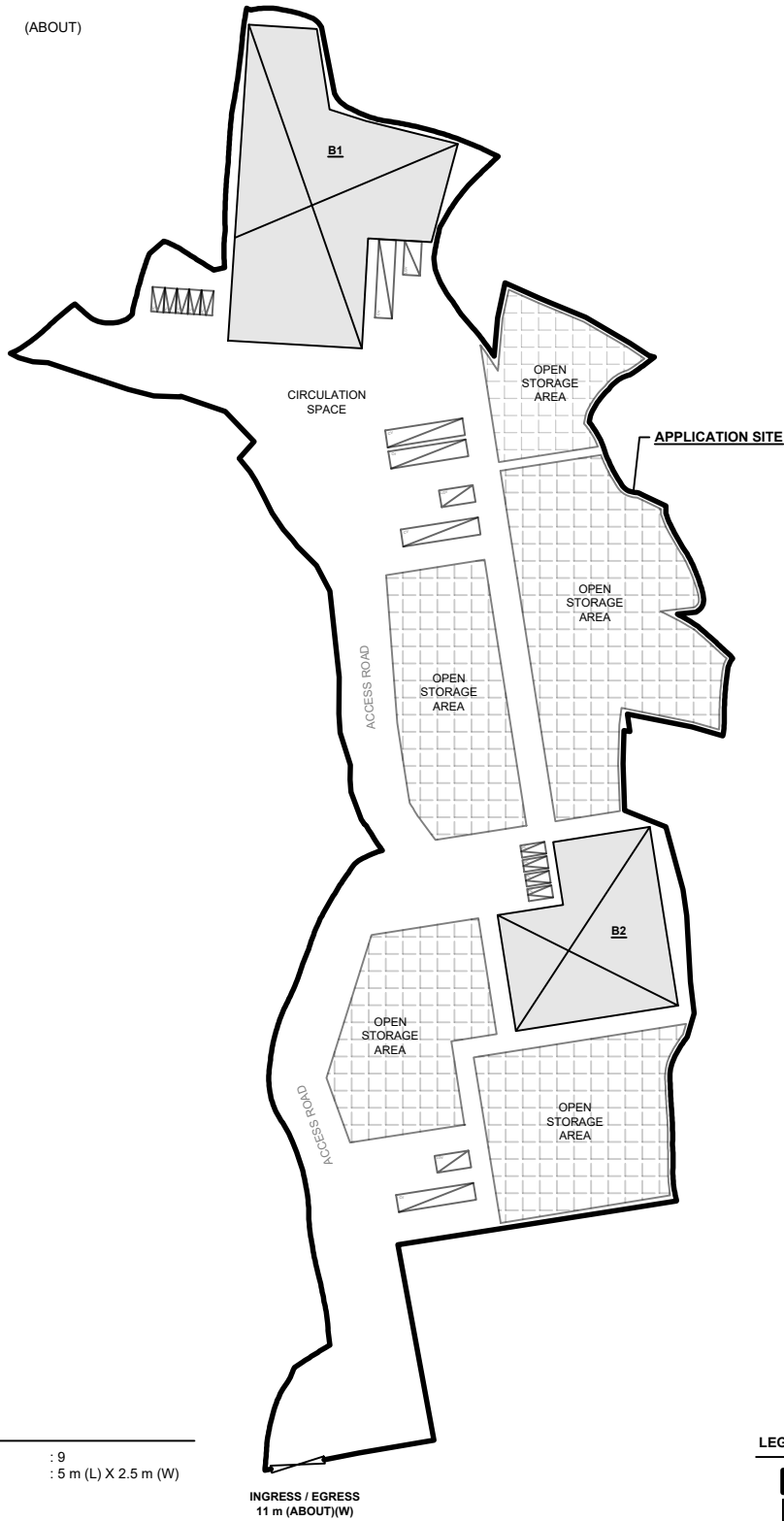
PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE							
	PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES	1 : 3000 @ A4	AERIAL PHOTOS							
			<table><tr><td>DRAWN BY</td><td>DATE</td></tr><tr><td>MN</td><td>7.2.2025</td></tr><tr><td>REVISED BY</td><td>DATE</td></tr></table>	DRAWN BY		DATE	MN	7.2.2025	REVISED BY	DATE	<table><tr><td>DWG NO.</td><td>VER.</td></tr><tr><td>PLAN 9</td><td>001</td></tr></table>
DRAWN BY	DATE										
MN	7.2.2025										
REVISED BY	DATE										
DWG NO.	VER.										
PLAN 9	001										

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 18,031 m ²	(ABOUT)
COVERED AREA	: 2,961 m ²	(ABOUT)
UNCOVERED AREA	: 15,070 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,961 m ²	(ABOUT)
TOTAL GFA	: 2,961 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 6,318 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	1,896 m ² (ABOUT)	1,896 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.)	1,065 m ² (ABOUT)	1,065 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
TOTAL		2,961 m ² (ABOUT)	2,961 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING PROVISIONS



NO. OF PRIVATE CAR PARKING SPACE	: 9
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/U SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 5
DIMENSION OF L/U SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

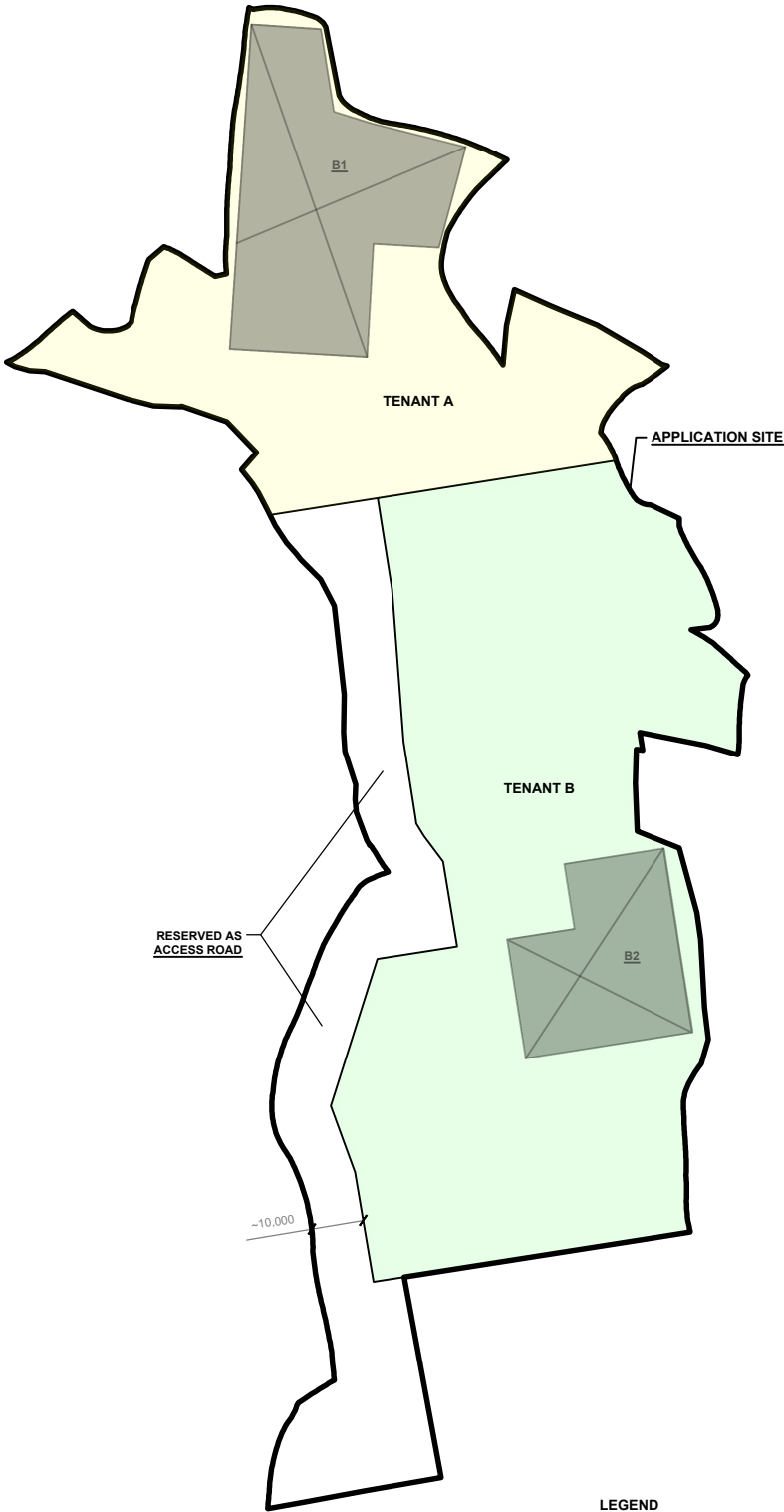
<div>PLANNING CONSULTANT</div> <div></div>	PROJECT	ADDRESS	SCALE 1 : 1500 @ A4		TITLE LAYOUT PLAN		<div></div>
	PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES	DRAWN BY MN	DATE 12.2.2025			
			REVISED BY	DATE			
					DWG NO. PLAN 10	VER. 001	

DETAILS OF ORIGINAL PREMISES AT THE APPLICATION SITE

APPLICATION SITE AREA	: 18,031 m ²	(ABOUT)
AREA OF TENANT A	: 5,614 m ²	(ABOUT)
AREA OF TENANT B	: 9,337 m ²	(ABOUT)
RESERVED AS ROAD	: 3,080 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
TENANT A B1	WAREHOUSE (EXCL. D.G.G.)	1,896 m ² (ABOUT)	1,896 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
TENANT B B2	WAREHOUSE (EXCL. D.G.G.)	1,065 m ² (ABOUT)	1,065 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
TOTAL		2,961m ² (ABOUT)	2,961 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



LEGEND	
	APPLICATION SITE
	STRUCTURE
	AREA DESIGNATED FOR PREMISES IN TAI KEI LENG
	AREA DESIGNATED FOR PREMISES IN TONG YAN SAN TSUEN

	PROJECT PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE PREMISES DETAILS		
			DRAWN BY MN	DATE 7.2.2025	DWG NO. PLAN 11	VER. 001	

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 18,031 m ²	(ABOUT)
EXISTING SOILED GROUND AREA	: 18,031 m ²	(ABOUT)
EXISTING SITE LEVELS	: +22.6 mPD TO +23.1 mPD	(ABOUT)



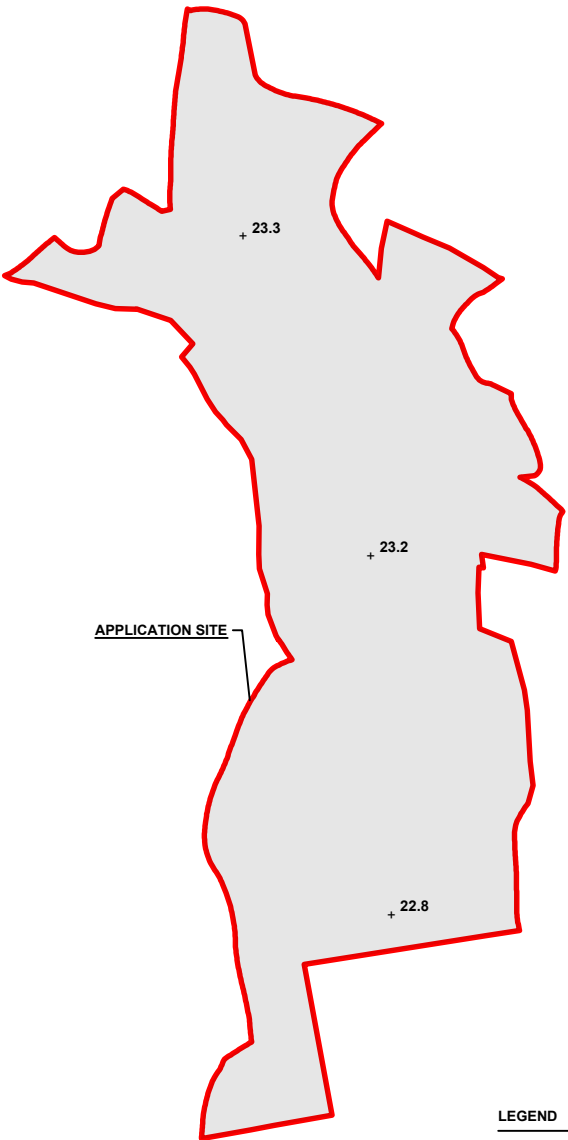
LEGEND

	APPLICATION SITE
	EXISTING SITE LEVEL

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

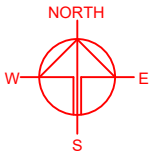
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 18,031 m ²	(ABOUT)
COVERED BY STRUCTURE	: 3,201 m ²	(ABOUT)
PROPOSED FILLING AREA	: 18,031 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +22.8 mPD TO +23.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND OPEN STORAGE AREA AND CIRCULATION SPACE	



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112 AND
ADJOINING GOVERNMENT
LAND, SHEK KONG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	5.2.2025

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE

FILLING OF LAND

DWG NO.
PLAN 12

VER.
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

APPLICATION SITE

INGRESS /
EGRESS (W)
11 m (ABOUT)

FROM
KAM SHEUNG ROAD
TO THE APPLICATION SITE

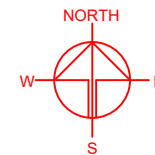
APPLICATION SITE

INGRESS /
EGRESS (W)
11 m (ABOUT)

FROM THE
APPLICATION SITE TO
KAM SHEUNG ROAD

LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112 AND
ADJOINING GOVERNMENT
LAND, SHEK KONG, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

5.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 13

VER.

001