

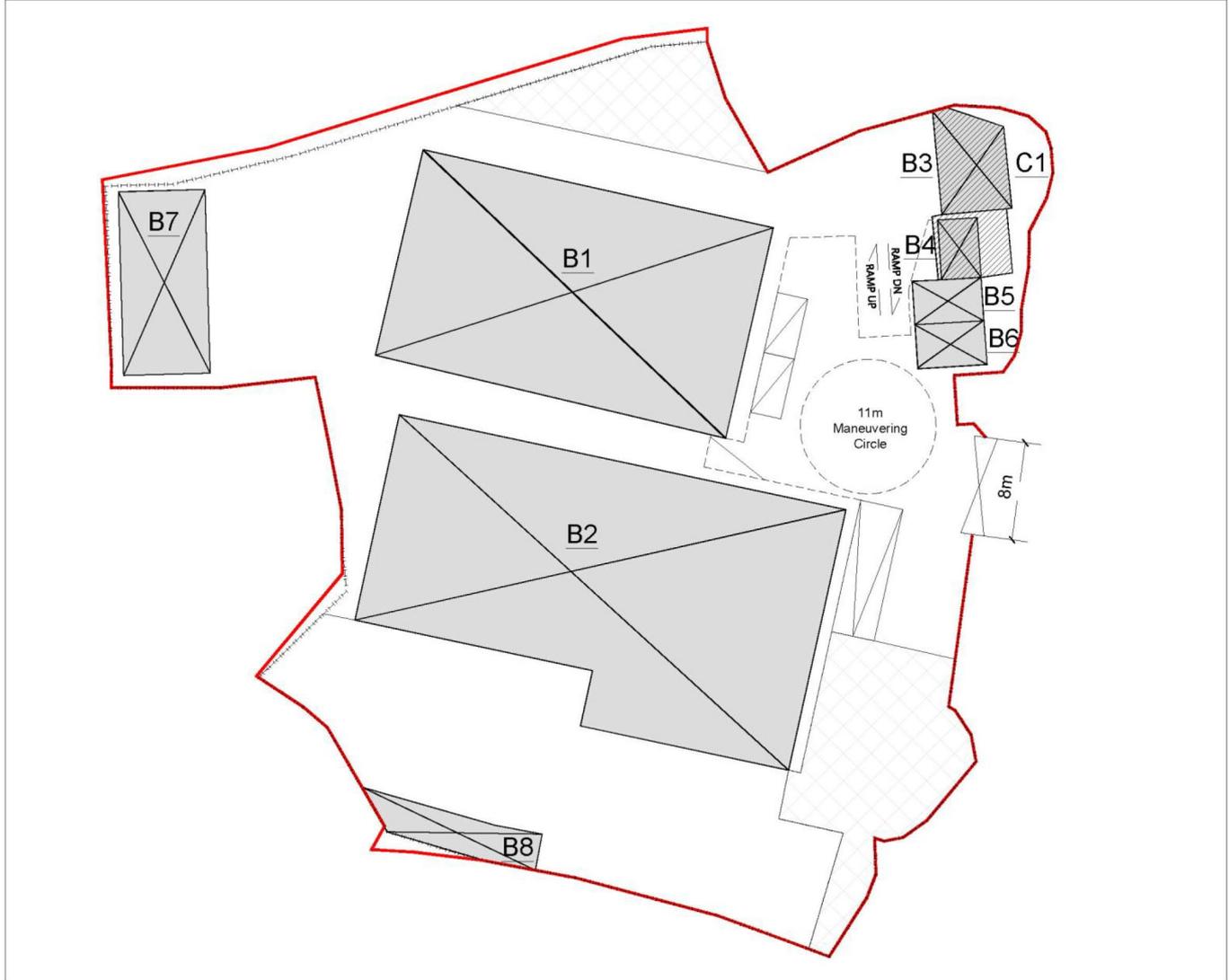
<p><b>Project:</b> Section 16 Planning Application for Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories</p>	<p><b>Title:</b> The Location Plan</p>	<p><b>Figure:</b> 1</p>	<p>Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司</p>
<p><i>Ref.: ADCL/PLG-10326-R001/F001</i></p>			
<p><b>Scale:</b> Not to scale</p>	<p><b>Date:</b> Dec 2025</p>		

(摘錄自申請人於 16.1.2026 呈交的申請書)  
**(Extract from Applicant's Submission of 16.1.2026)**

<p>參考編號 REFERENCE No. A/YL-HTF/1206</p>	<p>繪圖 DRAWING A-1</p>
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STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	Pre-delivery Inspection Centre/ Storage of Vehicle Parts	506 sqm (ABOUT)	506 sqm (ABOUT)	7.3m (ABOUT) (1- STOREY)*
B2	Pre-delivery Inspection Centre/Storage of Vehicle Parts	713 sqm (ABOUT)	713 sqm (ABOUT)	7.3m (ABOUT) (1- STOREY)*
B3	Site Office	N.A.#	90 sqm (ABOUT)#	7.6 (ABOUT) (2- STOREY)
B4	Store Room and Toilet	N.A.#	16 sqm (ABOUT)#	4m (ABOUT) (1- STOREY)
B5	Electricity Substation	20 sqm (ABOUT)	20 sqm (ABOUT)	3.5m (ABOUT) (1- STOREY)
B6	Ancillary General Storage	31 sqm (ABOUT)	31 sqm (ABOUT)	4m (ABOUT) (1- STOREY)
B7	Ancillary General Storage	105 sqm (ABOUT)	105 sqm (ABOUT)	4m (ABOUT) (1- STOREY)*
B8	Water Tank	40 sqm (ABOUT)	40 sqm (ABOUT)	5m (ABOUT) (1- STOREY)*
C1	Canopy	76 sqm (ABOUT)	76 sqm (ABOUT)	7.6m (ABOUT)
<b>TOTAL</b>		<b>1,491 sqm (ABOUT)</b>	<b>1,536 sqm (ABOUT)</b>	

Remarks : \* excluding existing elevated platform (about 1.3m)  
# structures located underneath the existing canopy (i.e., Structure C1), only the ground floor of Structure B3 for site office (i.e., about 45m<sup>2</sup>) is counted towards floor area calculations



**Development Parameters**

Site Area: 3,755 sqm (ABOUT)  
Covered Area: 1,491 sqm (ABOUT)  
Uncovered Area: 2,264 sqm (ABOUT)  
Site Coverage: about 40% (ABOUT)

Total GFA: 1,536 sqm (ABOUT)

**Provision of Parking and L/UL**

Parking for Private Cars (2 nos)  
Loading and Unloading Bay (1 nos)

**Legend (for identification only)**

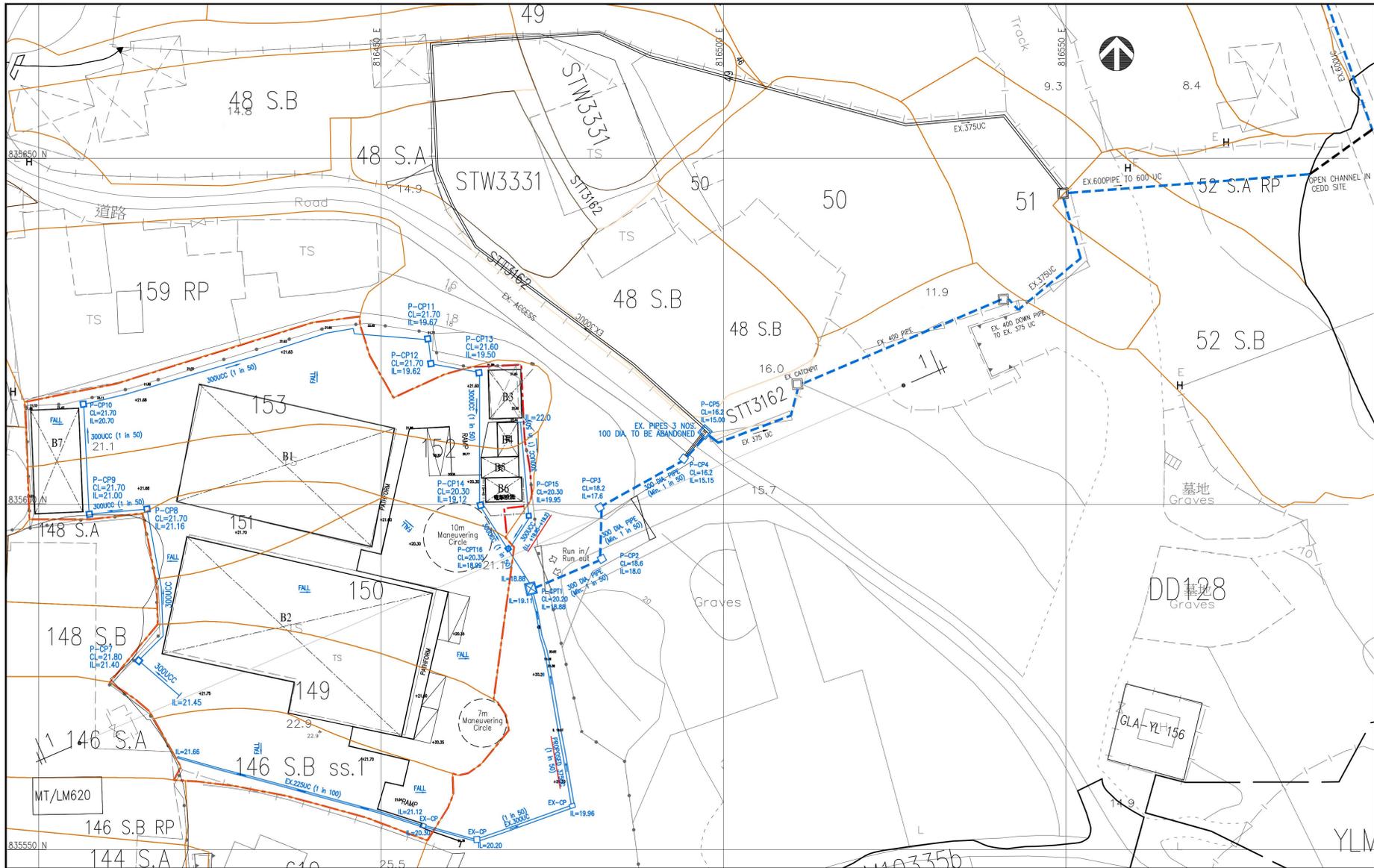
- Application Site Boundary
- Existing Fencing
- Existing Structure
- Existing Elevated Platform
- Open Storage Area
- Canopy
- Loading and Unloading Bay for M/HGVs (1 nos)
- Parking for PCs (2 nos)
- Ingress/Egress (8m)



<p><b>Project:</b>  Section 16 Planning Application for Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories</p>	<p><b>Title:</b>  Indicative Layout Plan</p> <p>Ref.: ADCL/PLG-10326-R001/F004</p>	<p><b>Figure:</b>  4</p> <p><b>Scale:</b>  <del>1:500</del></p> <p><b>Date:</b>  Jan 2026</p>	<p>Man Chi Consultants and Construction Ltd.  敏志顧問及建築工程有限公司</p>
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(摘錄自申請人於 16. 1. 2026 提交的申請書)  
(Extract from Applicant's Submission of 16.1.2026)

<p>參考編號  REFERENCE No.  A/YL-HTF/1206</p>	<p>繪圖 DRAWING  A-2</p>
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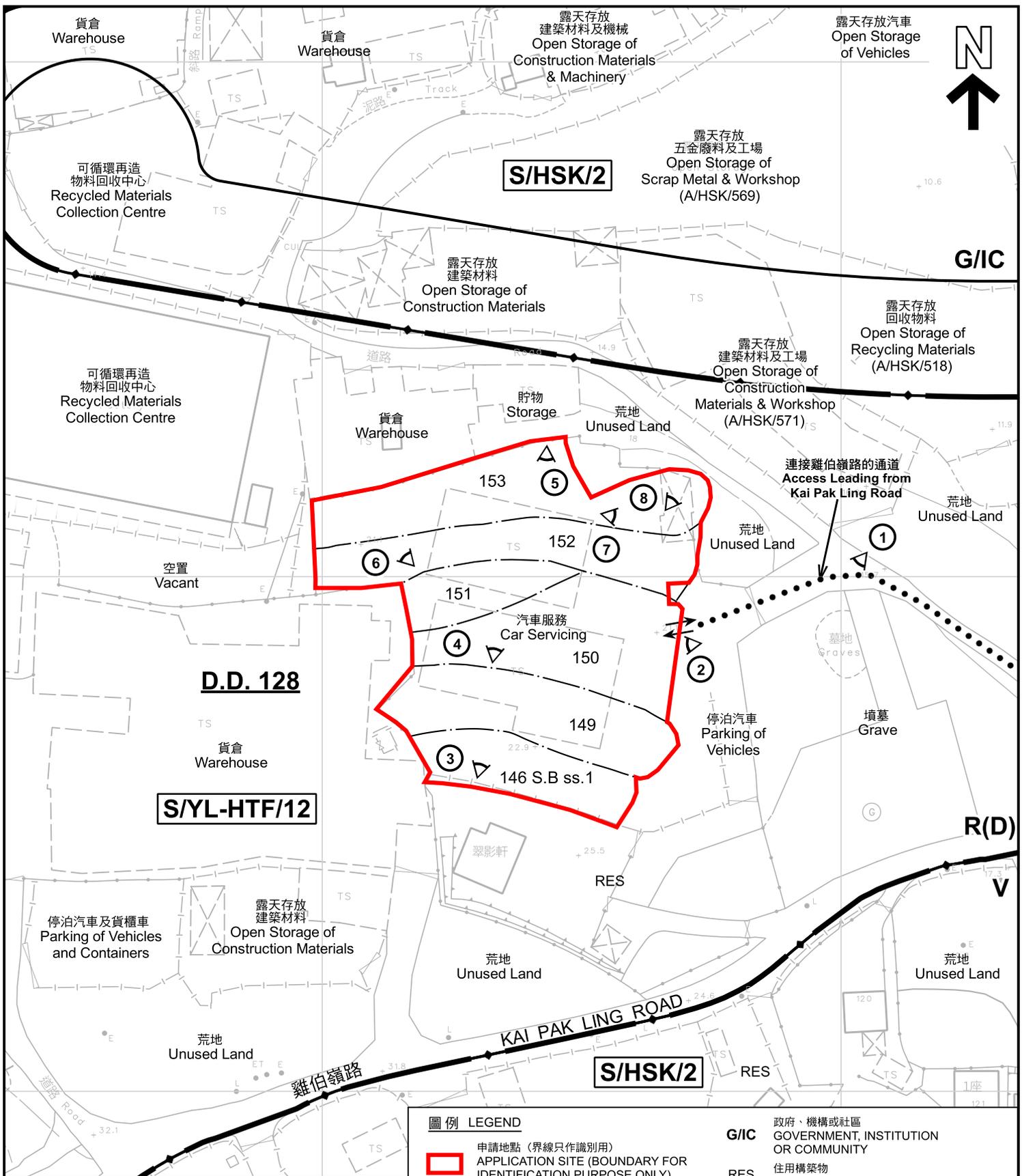
<p>2023-22-12 05:06 06 0688</p> <p>Legends:</p> <ul style="list-style-type: none"> <li>— Lot Boundary Line</li> <li>- - - Application Site Boundary Line</li> <li>+22.9 Existing Spot Level (mPD)</li> <li>Existing Gate</li> <li>Ex-CP Existing Catchpit</li> <li>P-CPT16 Proposed Catchpit with Trap</li> <li>CP7 Proposed Catchpit without Trap</li> <li>300UC Proposed 300mm U-Channel with cover (Fall 1 in 50)</li> <li>CL= Covered Level (mPD)</li> <li>IL= Invert Level (mPD)</li> </ul>	<p>Project : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150, 151, 152 &amp; 153 in D.D.128, Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title : Site Layout Plan</p>	<p>Consultant : <b>MC Man Chi</b> Consultants And Construction Limited</p>
	<p>Drawing No. Figure 1</p>	<p>Date : Dec. 2023</p>	<p>Scale : 1 : 500</p>

E:\ # 01 MWA Projects ( Submission ) \ + + - DIA for DD128 ( Fung Kong Tsuen ) \ - CAD\ Drainage Plan.dwg

(摘錄自申請人於 16.1.2026 呈交的申請書)  
**(Extract from Applicant's Submission of 16.1.2026)**

<p>參考編號 REFERENCE No. A/YL-HTF/1206</p>	<p>繪圖 DRAWING A-3</p>
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**圖例 LEGEND**

-  申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(D)** 住宅(丁類)  
RESIDENTIAL (GROUP D)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- RES** 住用構築物  
RESIDENTIAL STRUCTURES
-  實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
-  入口/出口  
INGRESS / EGRESS

註釋 Notes :  
2026年1月23日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 23.1.2026

**平面圖 SITE PLAN**

擬議臨時新車交付前檢驗中心及  
附屬露天存放全新車輛連附屬設施作零件儲存及地盤辦公室(為期3年)  
元朗慶村丈量約份第128約多個地段  
PROPOSED TEMPORARY PRE-DELIVERY INSPECTION CENTRE AND ANCILLARY  
OPEN STORAGE FOR NEW VEHICLES WITH ANCILLARY FACILITIES FOR  
STORAGE OF VEHICLE PARTS AND SITE OFFICE FOR A PERIOD OF 3 YEARS  
VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG

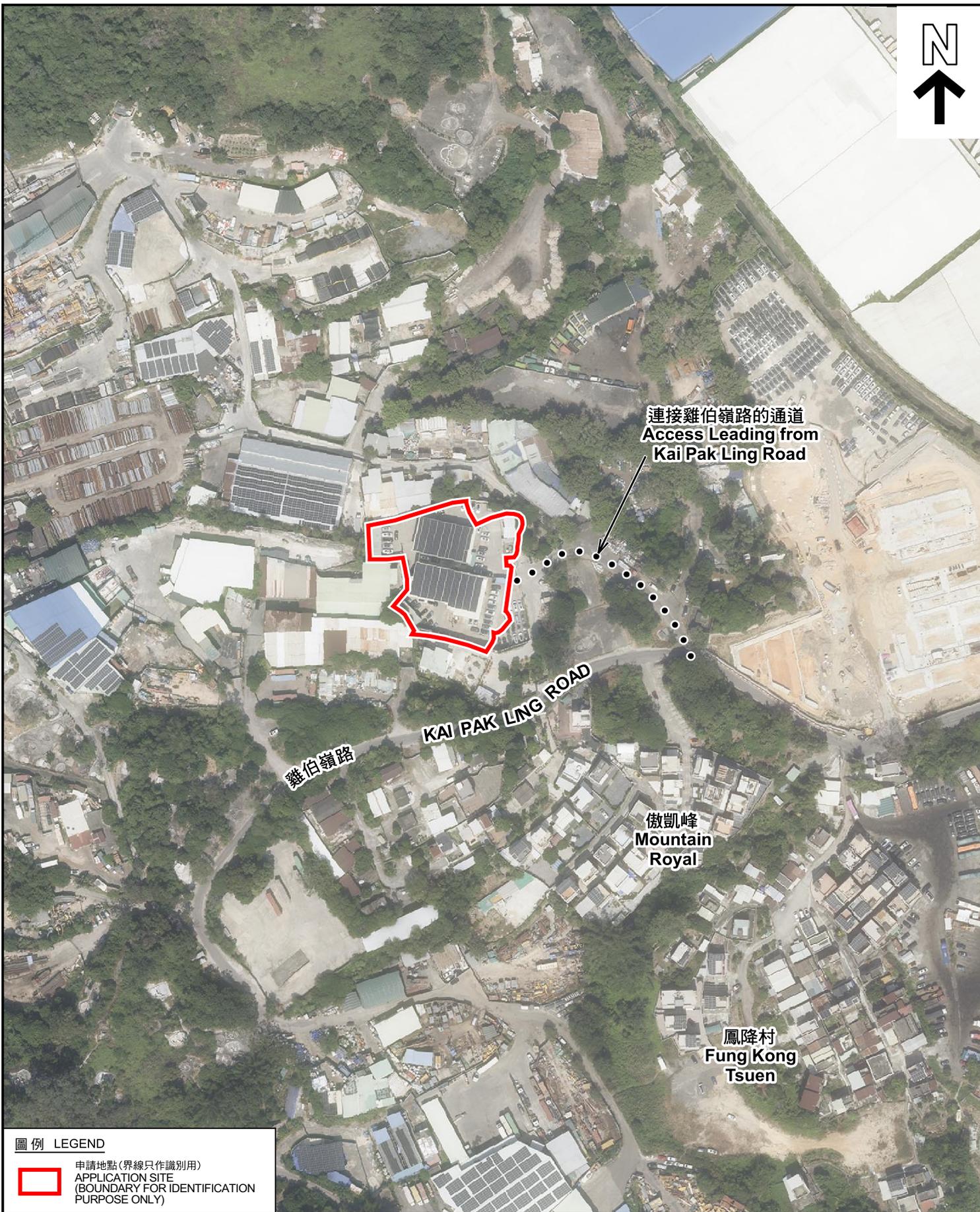
本摘要圖於2026年2月24日擬備，所根據的資料為測量圖編號 6-NW-1B 和 6-NW-2A  
EXTRACT PLAN PREPARED ON 24.2.2026  
BASED ON SURVEY SHEETS No. 6-NW-1B and 6-NW-2A



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**A/YL-HTF/1206**

圖 PLAN  
**A-2**



圖例 LEGEND



申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2026年2月25日擬備，所根據的資料為地政總署於2024年10月24日拍得的航攝照片編號 E236648C  
EXTRACT PLAN PREPARED ON 25.2.2026  
BASED ON AERIAL PHOTO No.  
E236648C TAKEN ON 24.10.2024  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

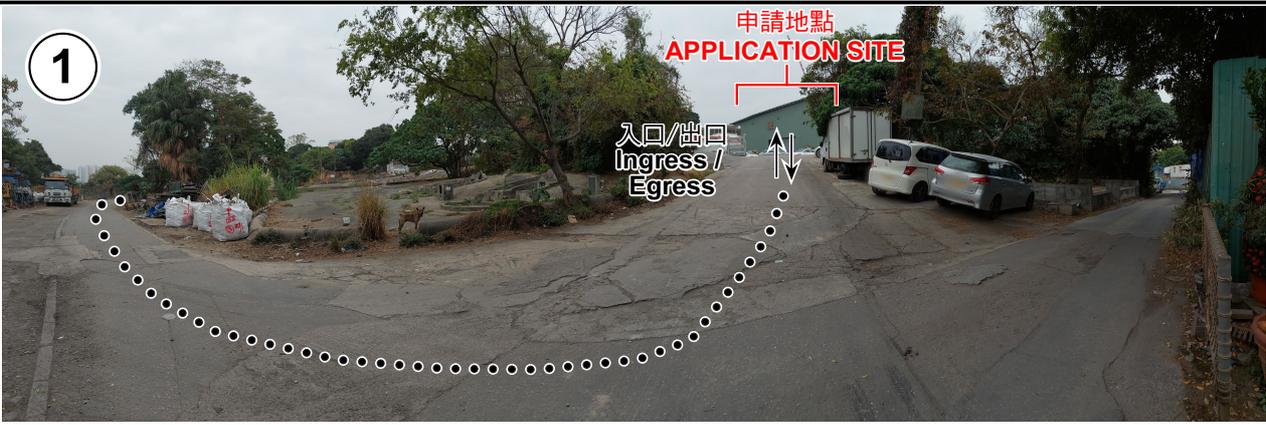
擬議臨時新車交付前檢驗中心及  
附屬露天存放全新車輛連附屬設施作零件儲存及地盤辦公室 (為期3年)  
元朗鳳村丈量約份第128約多個地段  
PROPOSED TEMPORARY PRE-DELIVERY INSPECTION CENTRE AND ANCILLARY  
OPEN STORAGE FOR NEW VEHICLES WITH ANCILLARY FACILITIES FOR  
STORAGE OF VEHICLE PARTS AND SITE OFFICE FOR A PERIOD OF 3 YEARS  
VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/YL-HTF/1206

圖 PLAN  
A-3



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議臨時新車交付前檢驗中心及  
 附屬露天存放全新車輛連附屬設施作零件儲存及地盤辦公室(為期3年)  
 元朗廈村丈量約份第128約多個地段  
 PROPOSED TEMPORARY PRE-DELIVERY INSPECTION CENTRE AND ANCILLARY  
 OPEN STORAGE FOR NEW VEHICLES WITH ANCILLARY FACILITIES FOR  
 STORAGE OF VEHICLE PARTS AND SITE OFFICE FOR A PERIOD OF 3 YEARS  
 VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG



規劃署  
 Planning Department

參考編號  
 REFERENCE No.  
 A/YL-HTF/1206

圖 PLAN  
 A-4a

本圖於2026年2月25日擬備，所根據的  
 資料為攝於2026年1月23日的實地照片  
 PLAN PREPARED ON 25.2.2026  
 BASED ON SITE PHOTOS  
 TAKEN ON 23.1.2026

5



申請地點  
APPLICATION SITE

6



申請地點  
APPLICATION SITE

7



申請地點  
APPLICATION SITE

8



申請地點 (地下)  
APPLICATION SITE (G/F)

### 實地照片 SITE PHOTOS

擬議臨時新車交付前檢驗中心及  
附屬露天存放全新車輛連附屬設施作零件儲存及地盤辦公室 (為期3年)  
元朗廈村丈量約份第128約多個地段  
PROPOSED TEMPORARY PRE-DELIVERY INSPECTION CENTRE AND ANCILLARY  
OPEN STORAGE FOR NEW VEHICLES WITH ANCILLARY FACILITIES FOR  
STORAGE OF VEHICLE PARTS AND SITE OFFICE FOR A PERIOD OF 3 YEARS  
VARIOUS LOTS IN D.D. 128, HA TSUEN, YUEN LONG



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/YL-HTF/1206

圖 PLAN  
A-4b

本圖於2026年2月25日擬備，所根據的資料為攝於2026年1月23日的實地照片  
PLAN PREPARED ON 25.2.2026  
BASED ON SITE PHOTOS  
TAKEN ON 23.1.2026