

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE,**

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

PLANNING STATEMENT

Applicant

First Champion Limited

Consultancy Team

R-riches Planning Limited



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APPLICANT : First Champion Limited
TYPE OF APPLICATION : S.16 Planning Application
PROPOSED USE : 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

AMENDMENT RECORD

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lot 385 RP (Part) in D.D. 128 and adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12. The Site occupies an area of 3,514 m² (about), including GL of 147 m² (about). A single-storey structure is proposed for warehouse (excl. D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total gross floor area (GFA) of 1,970 m² (about). The remaining area is reserved for vehicle parking and L/UL spaces and circulation area.
- The Site is accessible from Kai Pak Ling Road via a local access. The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the affected business operator's premises (the original premises) is affected by Government's land resumption for the development of the Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the affected business premises;
 - the proposed development is considered not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site area	3,514 m ² (about), including GL of 147 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
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,970 m ² (about)
Building height	
	5 m to 11 m (about)
No. of storey	
	1

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界元朗廈村丈量約份第 128 約地段第 385 號餘段（部分）及毗連政府土地的規劃申請，於上述地點作「擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期 3 年）」（擬議發展）。
- 申請地點所在的地區在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」地帶。申請地盤面積為 3,514 平方米（約），當中包括 147 平方米（約）的政府土地。申請地點將設有 1 座單層構築物作貨倉（危險品倉庫除外）、場地辦公室、洗手間及上／落貨簷篷用途。構築物的總樓面面積共為 1,970 平方米（約）。申請地點的其餘地方將預留作車輛停泊和上／落貨位及流轉空間。
- 申請地點可從雞伯嶺路經一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 在地經營者原來的經營處所受到政府的「洪水橋／廈村新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與受影響的經營處所用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	3,514 平方米（約），包括 147 平方米（約）的政府土地
上蓋總面積：	1,970 平方米（約）
露天地方面積：	1,544 平方米（約）
地積比率：	0.56（約）
上蓋覆蓋率：	56%（約）
樓宇數目：	1 座
總樓面面積	1,970 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	1,970 平方米（約）
構築物高度：	5 米至 11 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **First Champion Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 385 RP (Part) in D.D. 128 and adjoining GL, Ha Tsuen, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development). The Site currently falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is not a Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 8**) and supplementary information (**Appendices I and II**) are provided with the Planning Statement. Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

¹ **First Champion Limited** 豐上有限公司, the applicant, is authorised by **Sum Kee Metal Company Limited** 森記五金有限公司, the affected business operator/Tenant A, to facilitate the relocation of the original premises. The Memorandum of Understanding signed by both parties is provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the HSK/HT NDA development

- 2.1 The current application intends to facilitate the relocation of the Original Premises of the business operator due to land resumption and to pave way for the development of HSK/HT NDA. According to the implementation programme, the Original Premises falls within the land resumption limit for the Second Phase Development of HSK/HT NDA.
- 2.2 In 2022 and 2024, two planning applications (Nos. A/YL-HTF/1133 and 1166) were approved by the Board with policy support respectively in order to facilitate the relocation of the Original Premises of five different business operators in HSK, namely Tenants A to E. Compared with planning application No. A/YL-HTF/1133, there was a reduction of 5,986 m² in the site area of planning application No. A/YL-HTF/1166 due to various land administrative issues, of which 5,478 m² were part of the area originally designated for the relocation of the affected business of Tenant A, i.e. Sum Kee Metal Company Limited (**Plan 4**). Subsequently, the planning application No. A/YL-HTF/1179 was approved in December 2024 by the Board with policy support to compensate for the reduced site area for the relocated operation of Tenant A. The comparison of the change in site area is shown at **Table 1** below.

Table 1 – Differences between the Original Premises and various relocation sites

Location		Site Area
Original Premises in HSK		
(a)	Various Lots in D.D. 124 (formerly)	27,176 m ²
Area designated for Tenant A at the relocation sites		
(b)	Under planning application No. A/YL-HTF/1133	25,745 m ²
(c)	Under planning application No. A/YL-HTF/1166	20,267 m ²
(d)	Difference - (b) - (c)	5,478 m²
(e)	Under planning application No. A/YL-HTF/1179 / current application	3,514 m ²
	Difference (d) – (e)	-1,964 m²

- 2.3 The current site area is relatively smaller than the site area being excluded in planning application No. A/YL-HTF/1166 (-1,964 m²; -36%), which was originally designated for the relocation of the affected business of Tenant A.
- 2.4 The applicant has spent effort in complying most of the planning conditions under the previous application No. A/YL-HTF/1179. Details are shown at **Table 2** below:

Table 2 – Planning conditions under planning application No. A/YL-HTF/1179

Planning conditions under planning application No. A/YL-HTF/1179		Compliance
(a)	The submission of a drainage proposal	08.12.2025
(b)	The implementation of the drainage proposal	Not yet complied
(d)	The provision of fire extinguisher(s)	21.01.2025

(e)	The submission of a fire service installations (FSI) proposal	30.04.2025
(f)	The implementation of the FSI proposal	09.06.2025
(g)	The submission of an archaeological impact assessment (AIA)	Not yet complied
(h)	The implementation of the mitigation measures in the AIA	Not yet complied

- 2.5 The drainage proposal submitted by the applicant was accepted by the Drainage Authority in December 2025 (**Appendix II**). The applicant is currently seeking quotations from drainage contractors to implement the drainage facilities at the Site. Upon obtaining the planning permission from the Board, the applicant will launch relevant works and submit photographic records of the drainage facilities for the consideration of the Drainage Authority.
- 2.6 The AIA report submitted by the applicant in April 2025 and October 2025 were not accepted by the Antiquities and Monuments Office (AMO). The AIA report is currently under revision in response to the comments from AMO, and will be submitted for the consideration of AMO in due course. Upon acceptance by the AMO, the applicant will proceed to implement the mitigation measures identified in the AIA report.

Applicant's effort in identifying suitable site for relocation

- 2.7 Whilst the applicant has spent effort to relocate the affected portion of the Tenant A's premises to a number of alternative sites in the New Territories, the current site is identified suitable as it is relatively flat, easily accessible and in close proximity to the tenant's remaining relocated business at the adjoining open storage site approved by the Board under planning application Nos. A/YL-HTF/1133 and 1166.

The nature of the applied use is similar to the affected business at the Original Premises

- 2.8 The proposed development involves the operation of a warehouse (excl. D.G.G.) with ancillary facilities to support the daily operation of the Site. The nature of the proposed development applied for under the current application, i.e. warehouse for storage of construction materials and machinery, is similar to the affected business at the Original Premises, where open storage of construction materials and machinery had taken place.
- 2.9 The applicant intends to mitigate the potential adverse environmental impacts that would arise from the open storage operations through the transformation from open storage to warehouse operations with proper implementation of the development scheme under the current application. As open storage operations would create dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse impacts by erecting boundary fencing and enclosed structures, so as to minimise the potential visual, noise and air quality impacts to the surrounding areas.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

2.10 Although the Site falls within area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, the Site is currently vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.

2.11 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

2.12 The surrounding areas of the Site are considered to be predominately in semi-rural character, and is surrounded by vacant/unused land intermixed with ponds, residential dwellings, areas used for storage/open storage and parking of vehicles. The proposed development is considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with planning conditions in relation to fire safety and drainage aspects, so as to minimise potential adverse impacts arisen from the proposed development.

3. SITE CONTEXT

Site location

- 3.1 The Site is located at approximately 70 m north of Deep Bay Road; 4.9 km west of Tin Shui Wai MTR Station; 7.9 km south of Shenzhen Bay Border Control Point; and 250 m northeast of the application site of planning application Nos. A/YL-HTF/1133 & 1166.

Accessibility

- 3.2 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**).

Existing site condition

- 3.3 The Site is vacant, generally flat and partly covered with overgrown grass (**Plans 1, 3 and 5**).

Surrounding area

- 3.4 The Site is mainly surrounded by vacant/unused land intermixed with ponds, residential dwellings, areas used for storage/open storage and parking of vehicles (**Plans 1, 3 and 5**).
- 3.5 To its immediate north is the site of an approved planning application (No. A/YL-HTF/1202) for storage use. To its further north is Deep Bay Road, across which are unused/vacant land and a pond.
- 3.6 To its immediate east is Kong Sham Western Highway, across which are the sites of approved planning applications (Nos. A/YL-HTF/1185 and 1205) for open storage use.
- 3.7 To its immediate south is vegetated land. To its further south is a knoll covered with vegetation.
- 3.8 To its west are the sites of approved planning applications (Nos. A/YL-HTF/1133 and 1166) for open storage and storage uses.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.

Planning intention

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Restriction on filling of land

- 4.3 According to the Remarks of the "AGR" zone, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen OZP No. S/YL-HT/6 without the permission from the Board under S.16 of the Ordinance.*

Previous and similar applications

- 4.4 The Site is subject of a previous application No. A/YL-HTF/1179 for open storage use submitted by the same applicant and approved by the Board in 2024.
- 4.5 There are 7 similar applications for/partly for warehouse/storage use within the same "AGR" zone in the past 5 years (Nos. A/YL-HTF/1141, 1150, 1158, 1166, 1190, 1197 and 1202).

Land status

- 4.6 The Site consists of a private lot, i.e. *Lot 385 RP (Part) in D.D. 128*, with private land area of 3,514 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the private lot, the Site also comprises GL of 147 m² (about) (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures and occupation of GL without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department (LandsD) to make way for the erection of the proposed structure and occupation of GL at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

5.1 The Site consists of an area of 3,514 m² (about), including GL of 147 m² (about). Details of development parameters are shown at **Table 3** below.

Table 3 – Development parameters

Site area	3,514 m ² (about), including GL of 147 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
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,970 m ² (about)
Building height	
	5 m to 11 m (about)
No. of storey	
	1

5.2 A single-storey structure is proposed at the Site for warehouse (excl. D.G.G.) site office, washroom and rain shelter for L/UL activity with total GFA of 1,970 m² (about). The remaining open area is reserved for vehicle parking and L/UL space and circulation area (**Plan 6**). Details of the structure are shown at **Table 4** below.

Table 4 – Details of the proposed structure

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.), site office and washroom	1,861 m ²	1,861 m ²	11 m (1-storey)
	Rain shelter for L/UL activities	109 m ²	109 m ²	5 m
Total		1,970 m² (about)	1,970 m² (about)	-

Filling of land at the Site

5.3 The existing site levels range from +8.3 mPD to +9.1 mPD. The Site is proposed to be entirely filled with concrete of not more than 0.2 m in depth for the site formation of structure, and the provision of vehicle parking and L/UL spaces and circulation area. The

proposed site levels after filling of land will range between +8.5 mPD and +9.3 mPD (**Plan 7**). The filling of land is considered required and has been kept to a minimum to meet the operational need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

- 5.4 The Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). The drainage proposal submitted by the applicant under the previous application No. A/YL-HTF/1179 was accepted by the Drainage Authority on 08.12.2025, in which peripheral drainage u-channels within the layer of filling materials were proposed along the site boundary to collect the run-off, so as to minimise the potential adverse drainage impact to the surrounding area (**Appendix II**). Other than the proposed drainage work, no other ground excavation work will be proposed. Given that the scale of works is minimal and **no excavation** is required for the proposed drainage work, the potential adverse impact to the SAI is not anticipated.

Operation mode

- 5.5 The Site is designated for warehouse (excl. D.G.G.) use for storage of construction materials and machinery, which are the same as those in the Original Premises. Operation hours are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would accommodate not more than 4 staff. The ancillary facilities such as site office and washroom are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal traffic impact

- 5.7 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the eastern part of the Site (**Plan 6**). A total of 6 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL space provision are shown at **Table 5** below:

Table 5 –Provision of parking and L/UL spaces

Type of parking space	No. of space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	4
Type of L/UL spaces	No. of space
L/UL spaces for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 5.8 Parking spaces are reserved for staff use only. LGV and CV will be deployed for the transportation of materials into/out of the Site. Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian and road safety. Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 8**). The delivery of construction materials and machinery will be conducted during non-peak hours. The breakdown of the estimated trip generation/attraction of the proposed development are provided at **Table 6** below.

Table 6 –Estimated trip generation/attraction

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	0	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	0	4
Average trips per hour (10:00 – 18:00)	0	0	1	1	1	1	4

- 5.9 As the vehicular trip generated/attracted are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

Minimal environmental impact

- 5.10 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system within the Site. 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

Minimal landscape impact

- 5.13 The Site is mainly covered with overgrown grass. No trees as defined under the Lands Administration Office (LAO) Practice Note (PN) No. 6/2023² have been identified within the site boundary. No dead, old, or valuable trees were found therewithin.

Minimal drainage impact

- 5.14 The drainage proposal submitted by the applicant under the previous application No. A/YL-HTF/1179 was accepted by the Drainage Authority on 08.12.2025, in which peripheral drainage u-channels were proposed along the site boundary to collect the run-off, so as to minimise the potential adverse drainage impact to the surrounding area (**Appendix II**). Upon obtaining relevant planning permission, the applicant will implement the proposed drainage facilities and submit photographic records for the consideration of the Drainage Authority.

Fire safety aspect

- 5.15 The applicant will submit an FSI proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the proposed development after planning permission has been granted from the Board. Upon receiving the STW and STT approvals from LandsD for erection of the proposed structure and occupation of GL as mentioned in Section 4.9 above, the applicant will implement the accepted FSI proposal and submit FS251 certificates for the consideration of D of FS.

Geotechnical aspect

- 5.16 A 2 m (about) buffer zone, which is the same as that under previous application No. A/YL-HTF/1179, is proposed between the proposed structure and the registered man-made slope feature No. 6NW-A/C 172 (**Plan 6**). There will be no construction of structures and storage of materials within the buffer zone. As such, it is envisaged that the proposed development would not induce adverse any geotechnical concern over the existing feature nearby.

² With reference to LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the affected business premises due to land resumption and to pave way for the HSK/HT NDA development. Planning approval with policy support had been previously granted to relocate several tenants' business premises from HSK to the application sites of the approved planning application No. A/YL-HTF/1133. A portion of the open storage site originally designated to one of the tenants, i.e. Tenant A, was excluded in the renewal application No. A/YL-HTF/1166 due to land administrative issues, resulting in the reduction of usable site area. Subsequently, the reduced site area for the relocated operation of Tenant A was compensated for under planning application No. A/YL-HTF/1179.
- 6.2 The proposed development under the current application, i.e. warehouse for storage of construction materials and machinery, is similar to the affected business involving open storage of construction materials and machinery. The applicant intends to mitigate the potential adverse environmental impacts that would arise from the open storage operations through the transformation from open storage to warehouse operations with proper implementation of the development scheme under the current application.
- 6.3 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "AGR" zone and better utilise deserted land in the New Territories. The Site is also surrounded by vacant/unused land intermixed with ponds, residential dwellings, areas used for storage/open storage and parking of vehicles, and is closely connected to nearby road network; the proposed development is considered not incompatible with the surroundings.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. implementation of the drainage proposal accepted by the Drainage Authority under the previous application, and the provision of FSI etc., to mitigate any adverse impact that would have arisen from the proposed development. The applicant will also strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and relevant Practice Notes and guidelines issued by EPD to minimise all possible environmental impacts on nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

March 2026

LIST OF APPENDICES

- Appendix I** Memorandum of Understanding
Appendix II Drainage proposal accepted under previous application



Appendix I
Memorandum of Understanding



規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者
(甲方) : 森記五金有限公司
Sum Kee Metal Company Limited

公司註冊證明書號碼 : [REDACTED]

申請人
(乙方) : 豐上有限公司
First Champlon Limited

公司註冊證明書號碼 : [REDACTED]

森記五金有限公司 (甲方) 為洪水橋新發展區範圍內的業務經營者，由於受到政府洪水橋新發展區收地影響，因此，需要覓地搬遷以繼續經營。森記五金有限公司 (甲方) 初步與 豐上有限公司 (乙方) 達成共識，同意 豐上有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於文匯約份第 128 約地段第 385 號餘段 (部分) 和毗連政府土地作「擬辦臨時露天存放建築材料和建築機械及貯存器材和零件連附屬設施 (為期 3 年) 及相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。

[REDACTED]

豐上有限公司
申請人簽署
Applicant's Signature

[REDACTED]

森記五金有限公司
業務經營者簽署
Business Operator Signature

2024 年 8 月 13 日
13 August 2024

Appendix II

Drainage proposal accepted under previous application



By Post & Fax ([REDACTED])

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference [REDACTED]
本署檔號 Our Reference () in TPB/A/YL-HTF/1179
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

8 December 2025

[REDACTED]
(Attn.: Louis TSE/Christian CHIM)

Dear Sir/Madam,

Planning Application No. A/YL-HTF/1179
Compliance with Approval Condition (a)

I refer to your submission dated 14.11.2025 for compliance with the captioned approval condition on the submission of a drainage proposal. Relevant department has been consulted. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.** Please find detailed departmental comments at **Appendix I.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Daniel CHAN (Tel: 2332 2471) of the Drainage Services Department direct.

Yours faithfully,

[REDACTED]
(Kani KWOK)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Daniel CHAN)

Internal

CTP/TPB (2)



規劃署35周年

劃出更多可能 · 創造無限機遇

Planning a Future of Boundless Opportunities

Appendix I**Comments from the Chief Engineer/Mainland North, Drainage Services Department (DSD):**

The applicant/lot owner is reminded that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent areas at all times. The applicant/lot owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arising from the proposed development. The applicant/lot owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their proposed development.

In addition, the general comments/requirements on the drainage works as conveyed via the letter of the Planning Department dated 16.6.2025, which are recapped below, are still valid:

- (a) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant/lot owner at their expense.
- (b) The existing drainage system proposed for discharge of the runoff from the subject site is not maintained by DSD. Consent from the owner/maintenance party, users of the drainage system and DO(YL) should be sought for the proposed drainage connection. Moreover, the applicant should ensure that the drainage system and the existing downstream drains/channels have adequate capacity to convey the additional runoff arising from the subject site. In addition, regular maintenance should be carried out by the applicant/lot owner to avoid blockage of drain.
- (c) The drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact on the adjacent area at all times. The applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arising from the proposed development. The applicant/lot owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their development.
- (d) For works to be undertaken outside the lot boundary, prior consent and agreement from District Lands Officer/Yuen Long, DO(YL) and/or relevant private lot owners should be sought.
- (e) The applicant/lot owner should take all precautionary measures to prevent any disturbance, damage and pollution arising from the development to any parts of the existing drainage facilities in the vicinity of the subject site. In the event of any damage to the existing drainage facilities, the applicant/lot owner would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.

- (f) A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.

- (g) The applicant/lot owner should also be advised that the limited desk-top checking by DSD on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve their obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the subject site.

Our Ref.: [REDACTED]
Your Ref.: TPB/A/YL-HTF/1179

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By E-mail

14 November 2025

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Agriculture" Zone, Lot 385 RP (Part) in D.D. 128 and
Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1179)

We write to submit a revised drainage proposal (*enclosed*) for compliance with approval condition (a) of the captioned application, i.e. *the submission of a drainage proposal*.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

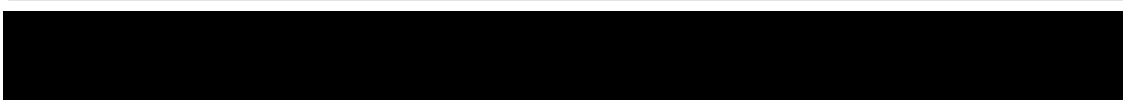
 

Kevin LAM
Planning Assistant

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK
(Attn.: Ms. Tracy LAW

email: jmhwok@pland.gov.hk)
email: twslaw@pland.gov.hk)



Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

Drainage Proposal

Oct 2025



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2	Development Proposal.....	2
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Figure 2 - Existing Drainage Plan
Figure 3– Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 - Sections

List of Appendix

Appendix A – Design Calculation
Appendix B - Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos
Appendix E – Existing Discharge Path

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories (the Site) for ‘Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’.
- 1.1.2 This report aims to support the development in drainage aspect. **The update of this report was to revise the internal channel arrangement only.**

1.2 Application Site

- 1.2.1 The application site is situated near Deep Bay Road beside local track. It has an area of approx. 3,514 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mainly unpaved. The existing site levels are proposed to be raised for formation of open storage, formation of structures, parking and circulation area. Proposed levels are shown in sections in **Figure 5**.
- 1.2.3 There is an existing approx. 10m width channel/stream at the west. It would eventually discharge to Deep Bay at the north. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 3,514 m². After the development the site would be fully paved. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	3,514
Paved Area after Development (m ²)	3,514

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	485
b	=	3.11
c	=	0.397

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

k_f = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

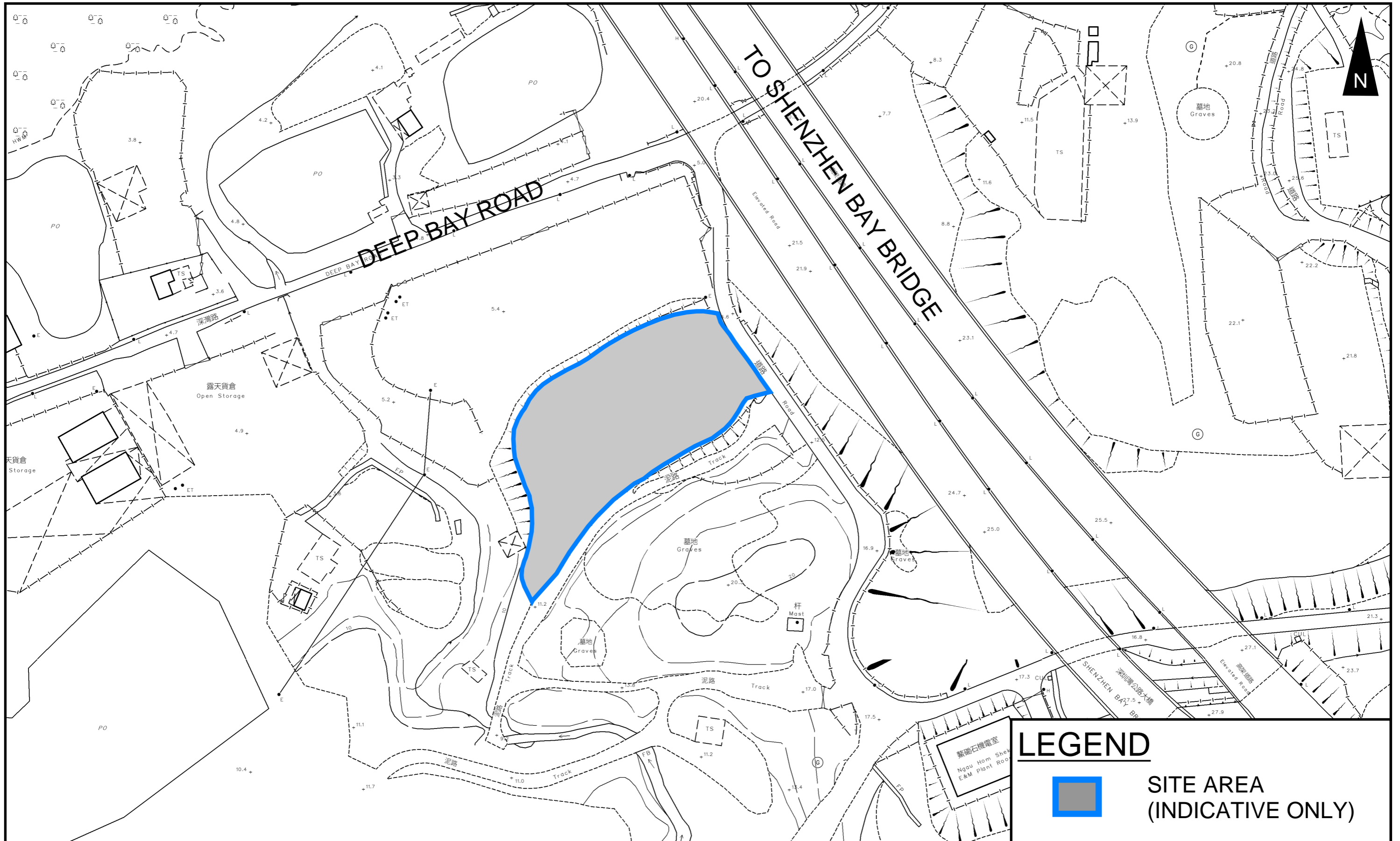
- 4.1.1 Proposed Channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing channel in the west which eventually discharge to Deep Bay at the north. The utilization of the existing western stream due to the site is not more than 4.0% according to checking in **Appendix A**.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.
- 4.1.6 Site Photos and Plan of existing discharge path are shown in **Appendix D** and **E** respectively.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing drainage system. With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



PROJECT:
 Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone

TITLE
 SITE LOCATION PLAN

FIGURE NUMBER
 FIGURE 1

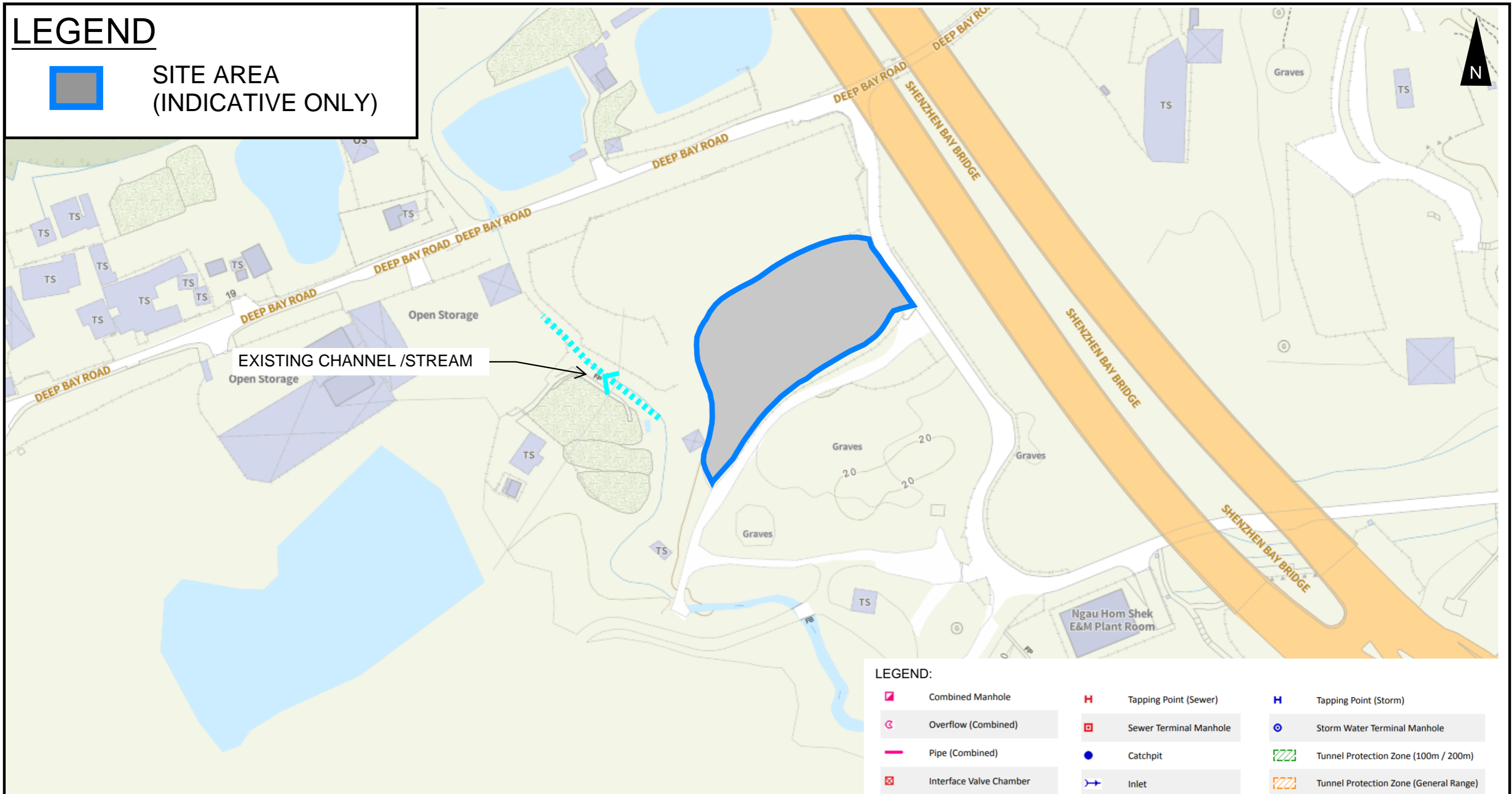
LOCATION:
 Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND



SITE AREA
(INDICATIVE ONLY)



LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)		
	Pipe (Sewer)		Sand Trap		

PROJECT:

Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone

TITLE

EXISTING DRAINAGE PLAN

FIGURE NUMBER


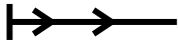


FIGURE 2

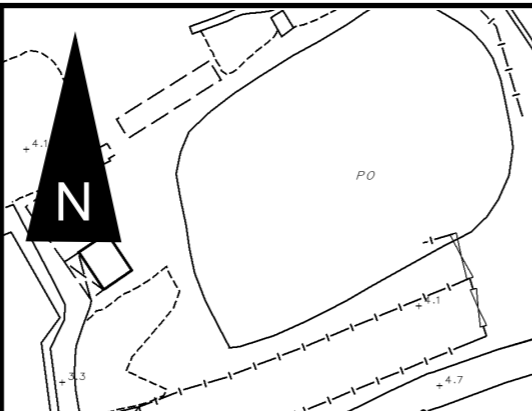
LOCATION:

Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

VER	DESCRIPTION	DATE

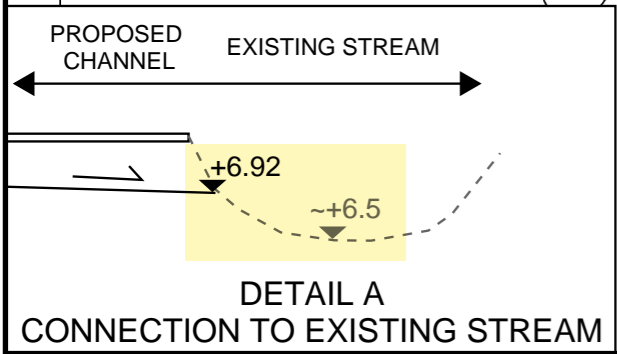
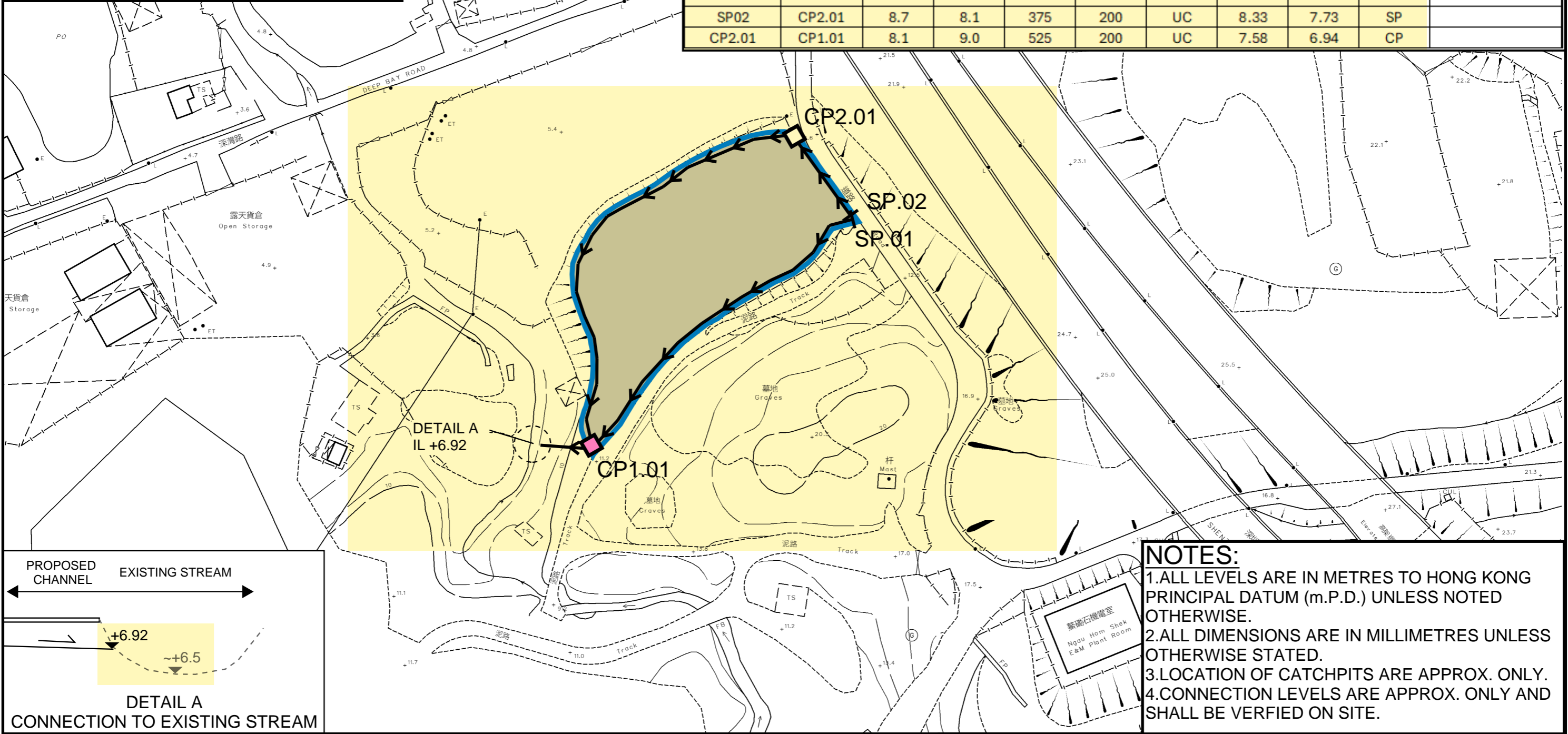
LEGEND

-  SITE AREA (INDICATIVE ONLY)
-  PROPOSED CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT w/TRAP



DRINAGE SCHEDULE

US MH/PIT	DS MH/PIT	USGL	DSGL	Size mm	Gradient 1 in	Type	USIL	DSIL	U/S MH/PIT TYPE #	Remark
SP01	CP1.01	8.7	9	525	180	UC	8.18	7.61	SP	#SP: Start Point
CP1.01	Existing Western Stream	9.0	9.0	525	200	UC	6.94	6.92	CP	
SP02	CP2.01	8.7	8.1	375	200	UC	8.33	7.73	SP	
CP2.01	CP1.01	8.1	9.0	525	200	UC	7.58	6.94	CP	



NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.

PROJECT:
 Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone

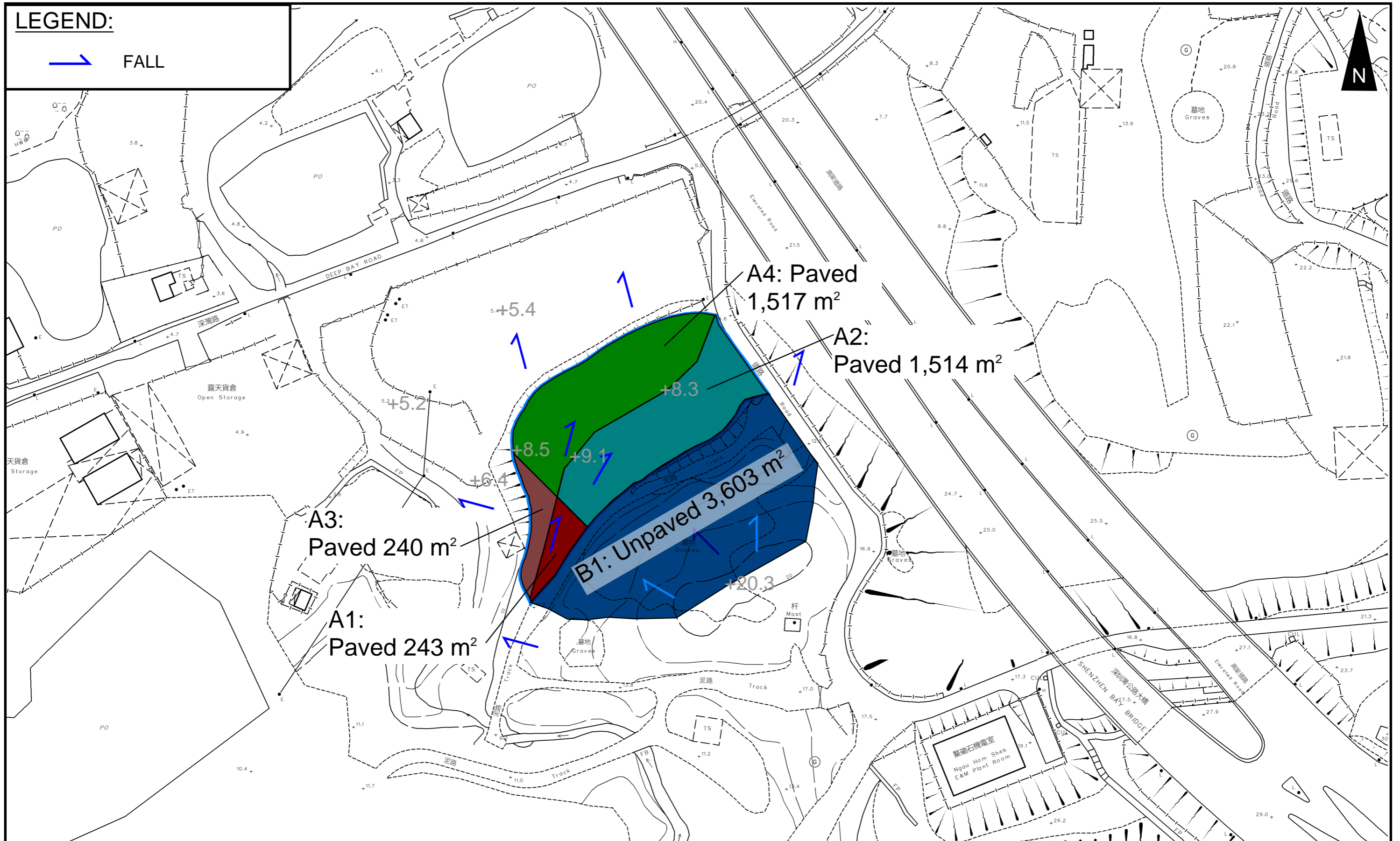
TITLE
PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER
FIGURE 3

LOCATION:
 Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND:



PROJECT:

Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone

TITLE

CATCHMENT PLAN

FIGURE NUMBER


FIGURE 4

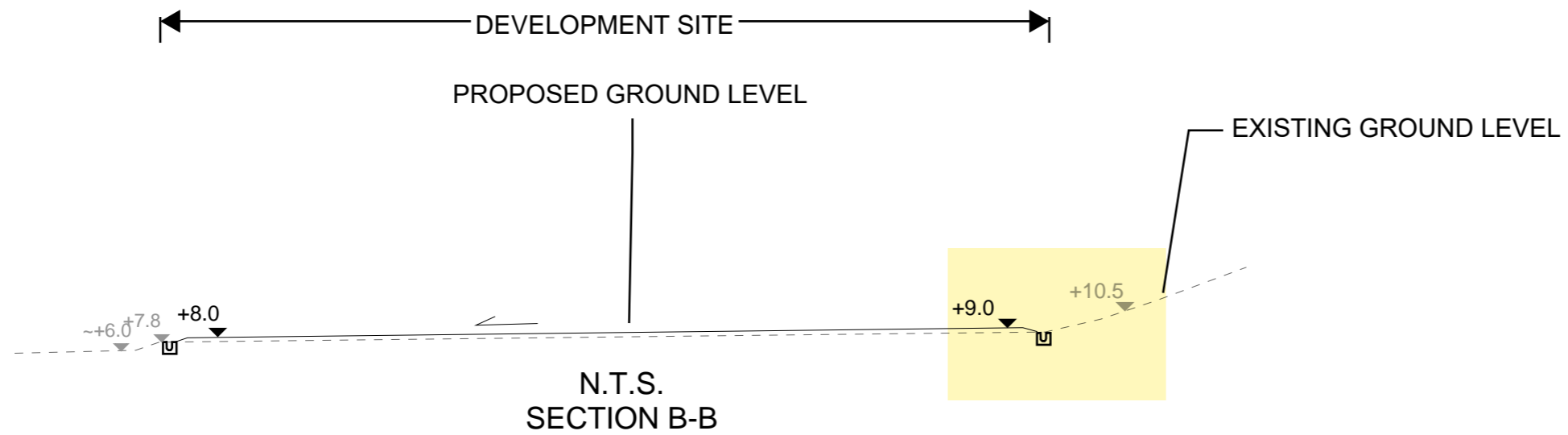
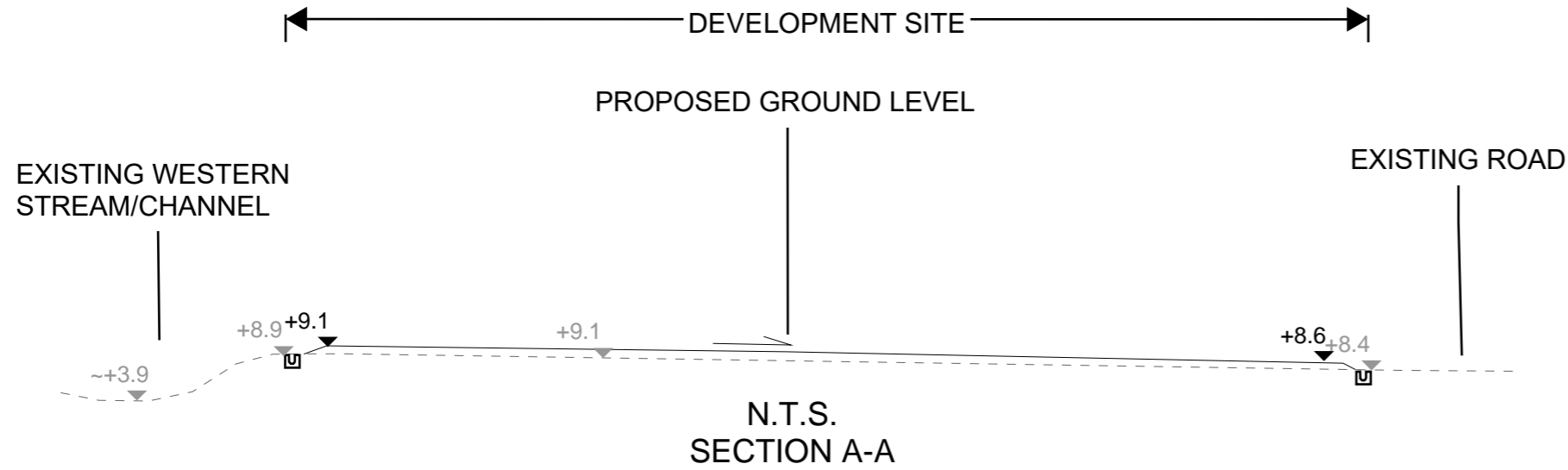
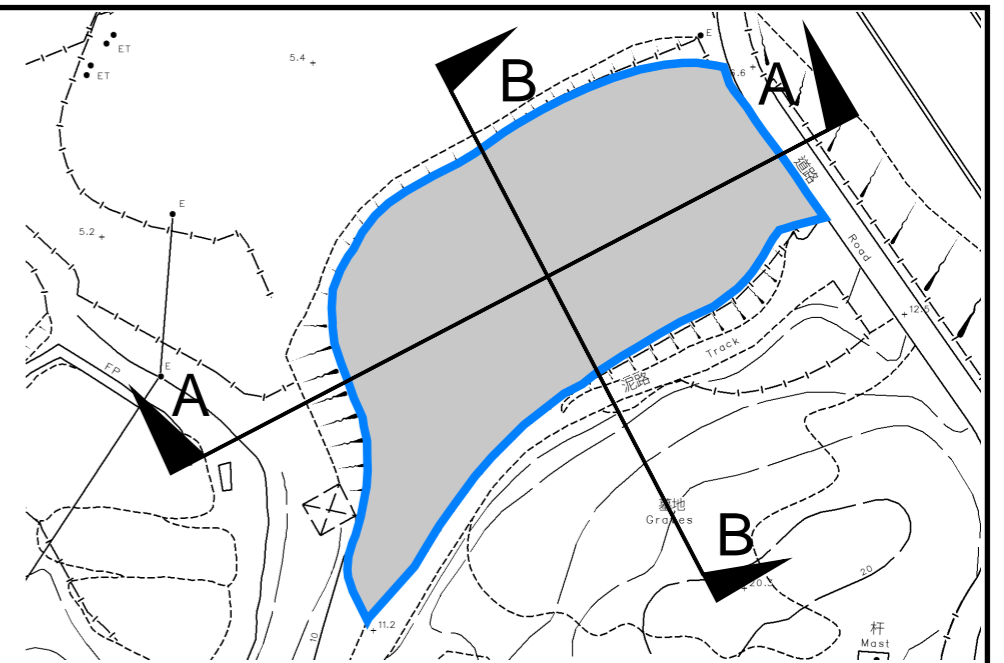
LOCATION:

Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND

 SITE AREA (INDICATIVE ONLY)



PROJECT:
 Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone

TITLE SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:
 Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

HKO

Return Period	1 in	10	years
---------------	------	----	-------

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	485
	HKO b	3.11
	HKO c	0.397

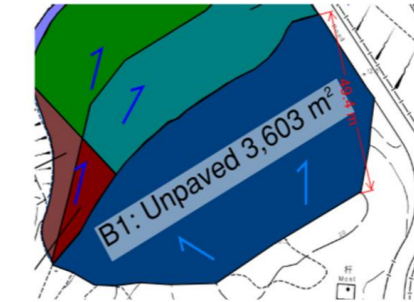
Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) =	tc =
A	L	H1	H2	=(H1-H2)/L x 100	0.14465L / (H ^{0.2} A ^{0.1})	to + tf
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
3603	49.4	12.3	9.9	4.858	2.3	2.3

Catchment Area Table (Area in m²)

Catchment	SITE AREA	A1	A2	A3	A4	B1																	
Total Area	3514	243	1514	240	1517	3603																	
Hard Paved Area	3514	243	1514	240	1517	0																	
Unpaved Area	0	0	0	0	0	3603																	
Equival. Area	3338.3	230.85	1438.3	228	1441.15	1261.05																	

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

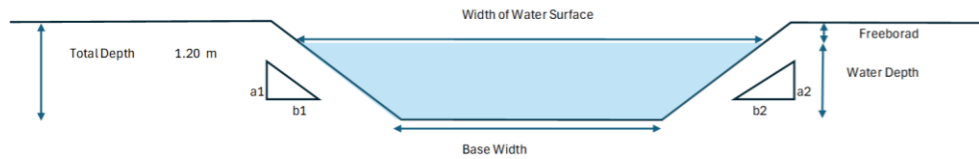


Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s##	Capacity m ³ /s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m ²	ToC min	Intensity mm/hr ##	Total Discharge m ³ /s	Utilization
SP01	CP1.01	8.70	9.00	525	180	UC	8.18	7.61	SP	102.1	1.71	0.42	A1	A2	A3	A4	B1					4599.35	2.30	276	0.35	83.7%
CP1.01	Existing Western Stream	9.00	9.00	525	200	UC	6.94	6.92	CP	3	1.62	0.40	A1	A2	A3	A4	B1					4599.35	3.98	248	0.32	79.3%
SP02	CP2.01	8.70	8.10	375	200	UC	8.33	7.73	SP	28.5	1.30	0.16	A2									1438.30	2.30	276	0.11	67.7%
CP2.01	CP1.01	8.10	9.00	525	200	UC	7.58	6.94	CP	127.6	1.62	0.40	A1	A2	A3	A4						3338.30	2.67	269	0.25	62.4%

#SP: Start Point
##: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

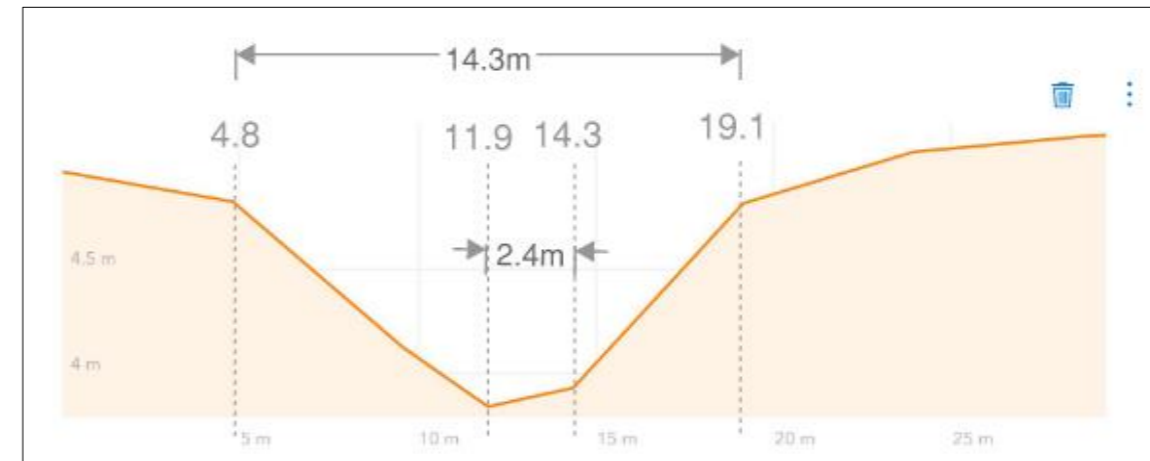
Capacity Checking of Existing Stream from CP1.01



a1	1	
b1	6.9	
a2	1	
b2	6.0	
Total Depth	1.20	m
Base Width	2.40	m
Assumed Water Depth	0.90	m
Freeboard	0.30	m

Assumed Water Depth	Freeboard	Base Width	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m ²	m	m		1 in	m/s	m ³ /s
0.90	0.30	2.40	14.01	7.38	14.15	0.52	0.035	200	1.31	9.67

Total Flow from The Application Site = 0.32 m³/s
Utilization Rate = 3.3%
Total flow from CP1.01 only occupy 3.3% of the existing stream.



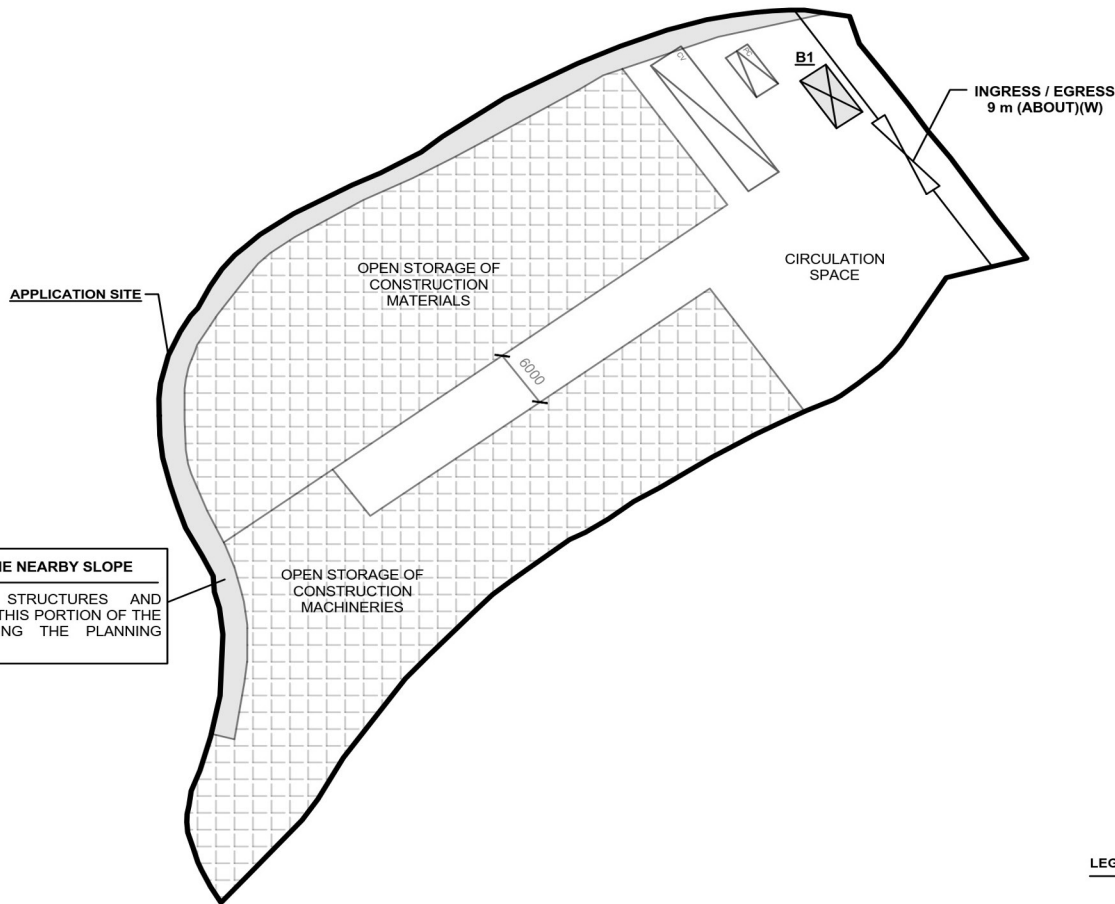
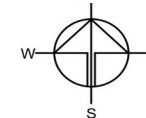
SECTION FROM CEDD LiDAR DATA

APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,514 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 3,496 m ²	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,196 m ²	(ABOUT)

		AREA	HEIGHT
B1	SITE OFFICE, WASHROOM AND STORAGE OF TOOLS AND PARTS	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m² (ABOUT)	18 m² (ABOUT)



PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	PARKING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1:700 @ A4

DRAWN BY: MN DATE: 7.10.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LAYOUT PLAN

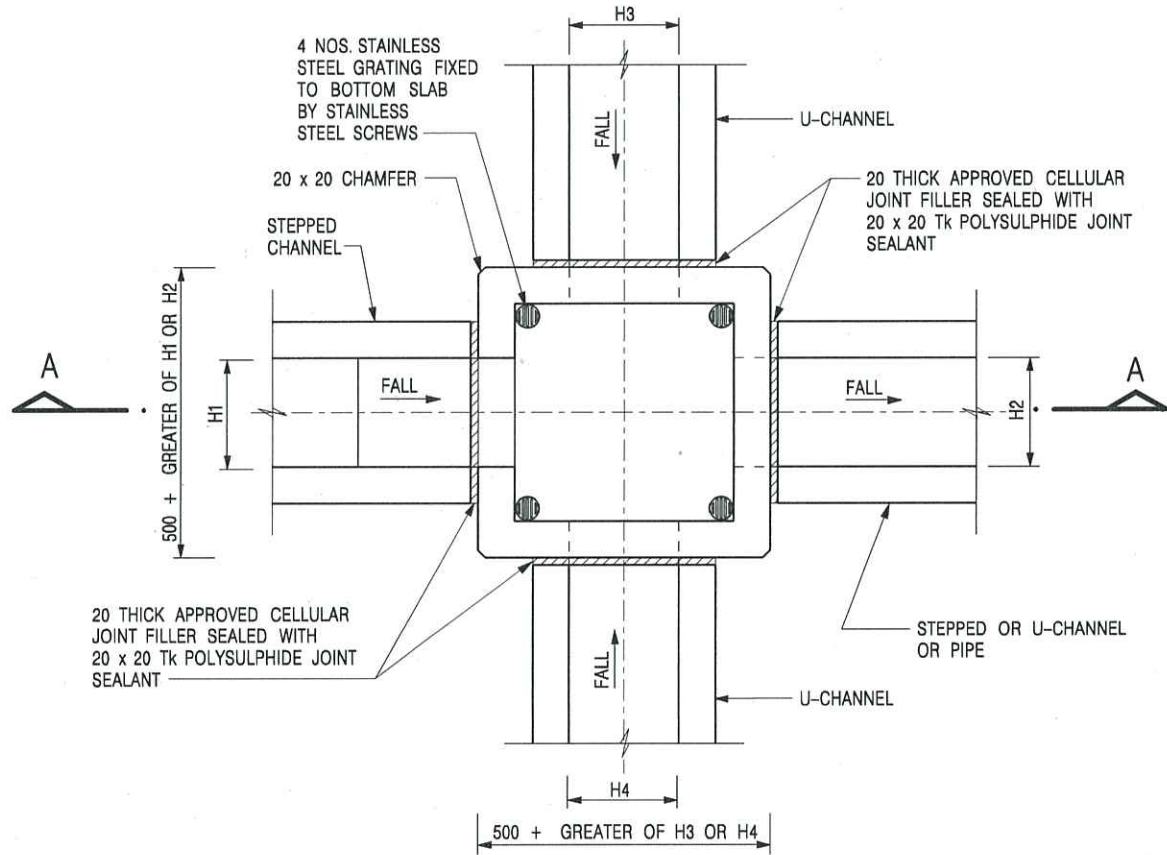
DWG NO.: PLAN 7 VER: 002

(摘錄自申請人於 22.10.2024 提交的進一步資料)
(Extract from Applicant's Further Information Submitted on 22.10.2024)

參考編號
REFERENCE No.
A/YL-HTF/1179

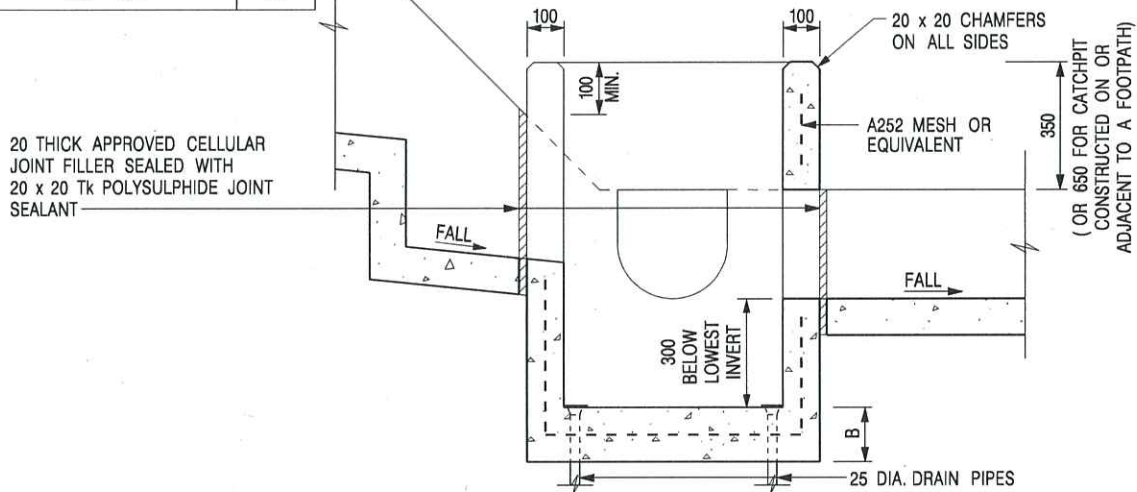
繪圖 DRAWING
A-1

Appendix C - Reference Drawings



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

REF.	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



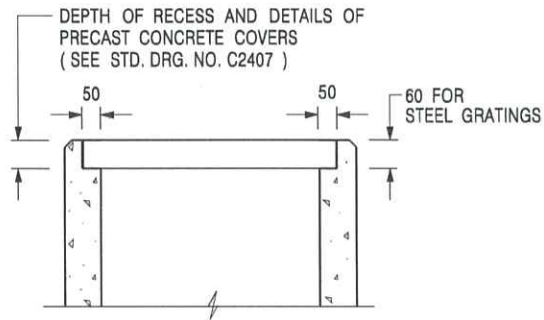
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



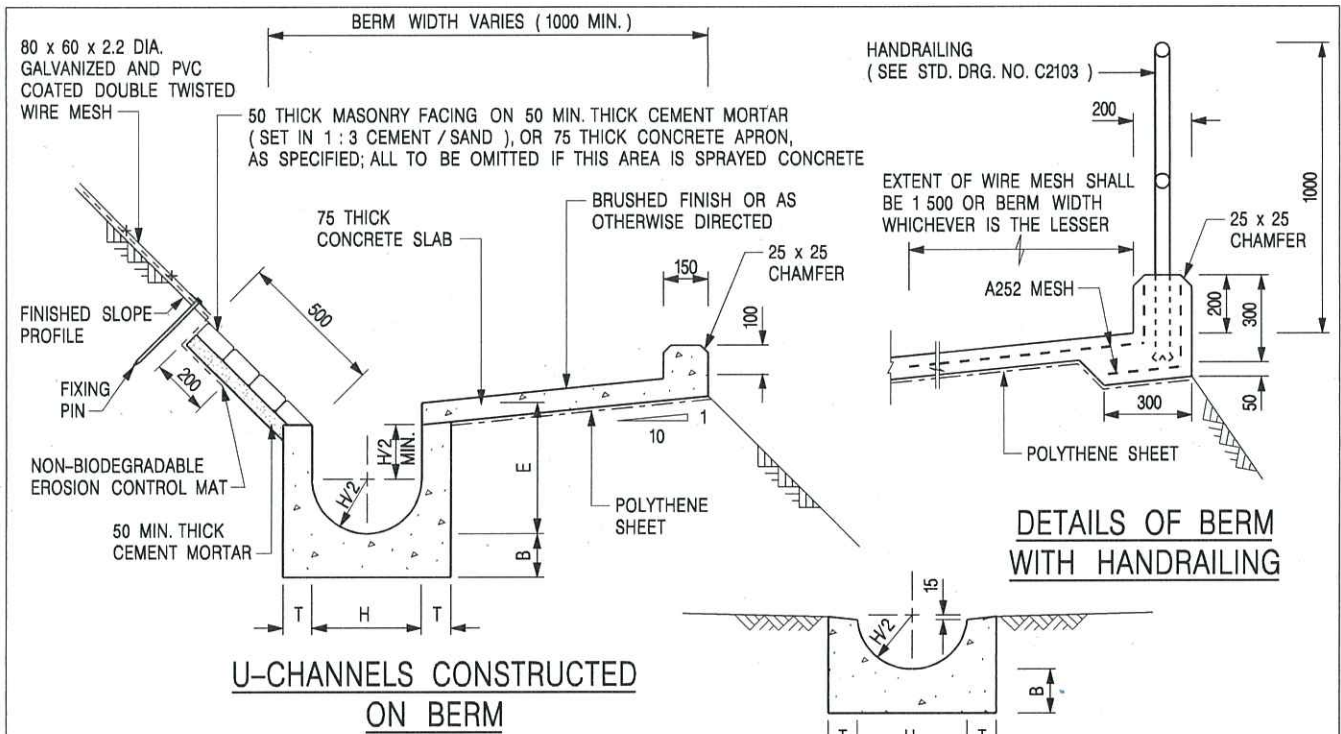
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



U-CHANNELS CONSTRUCTED ON BERM

HALF-ROUND CHANNEL

U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A WITH MASONRY APRON)



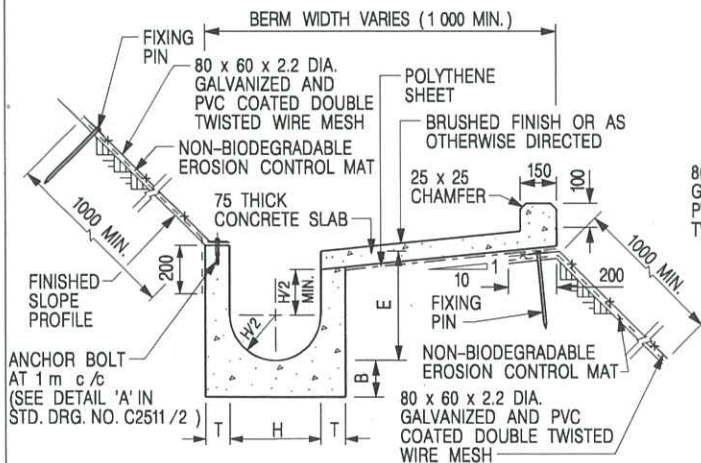
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

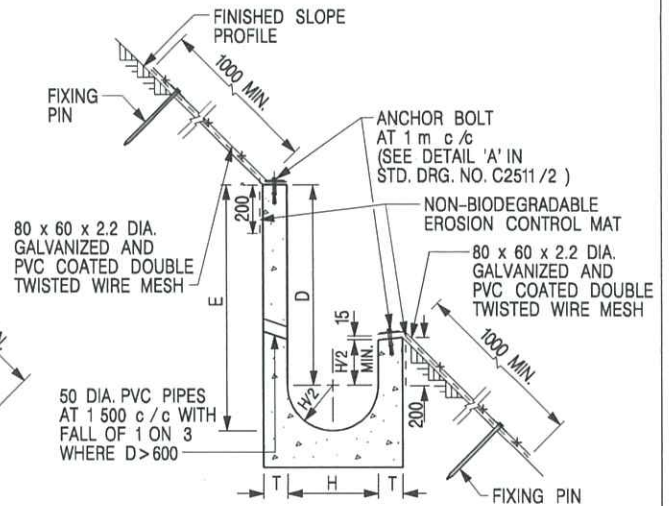
DRAWING NO.

DATE JAN 1991

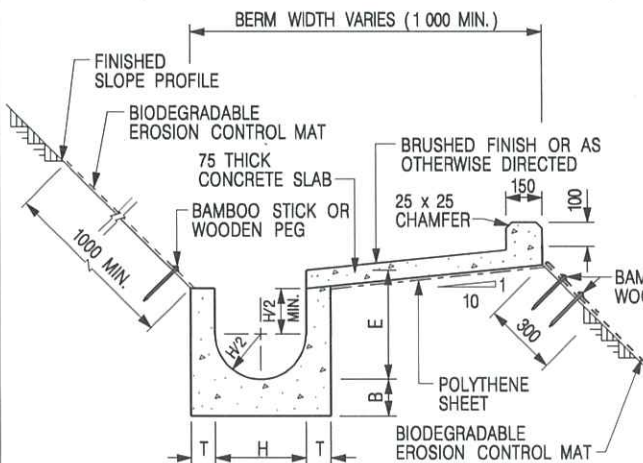
C24091



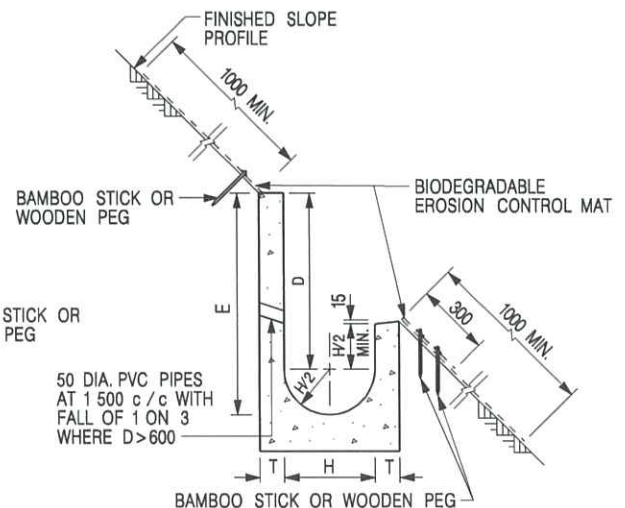
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)



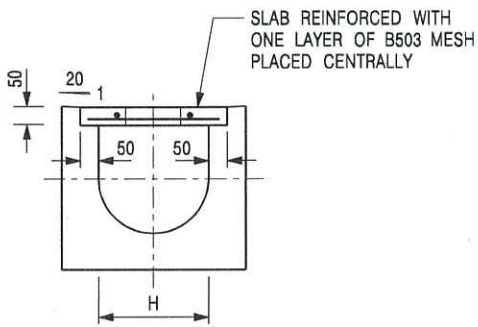
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

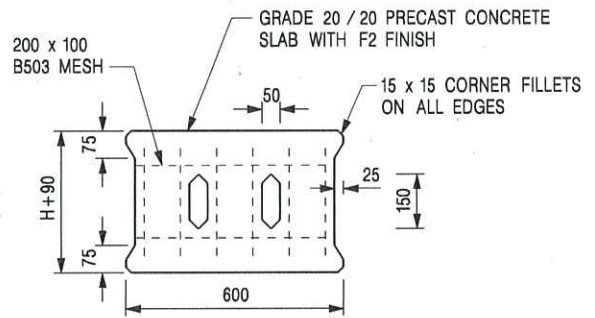
DRAWING NO.

DATE JAN 1991

C24101



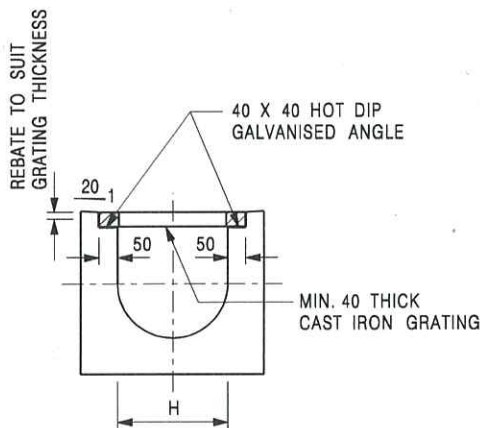
TYPICAL SECTION



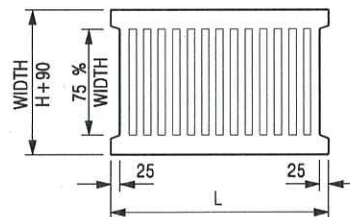
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

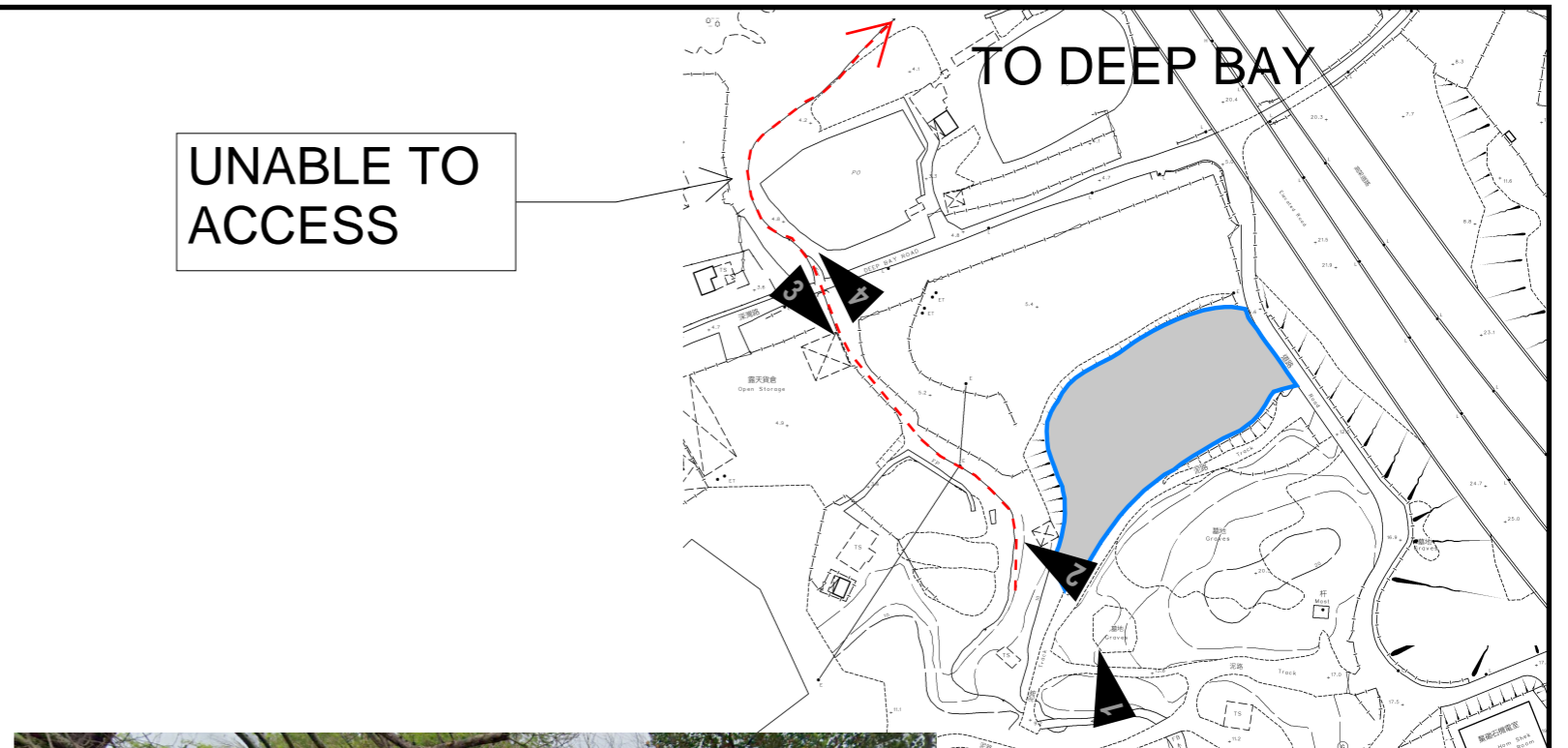
C2412E



PHOTO 1



PHOTO 2



UNABLE TO ACCESS

PHOTO 3



PHOTO 4

PROJECT:

Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone

LOCATION:

Lot 385 RP (Part) in D.D. 128 and Adjoining GL, Ha Tsuen, Yuen Long, New Territories

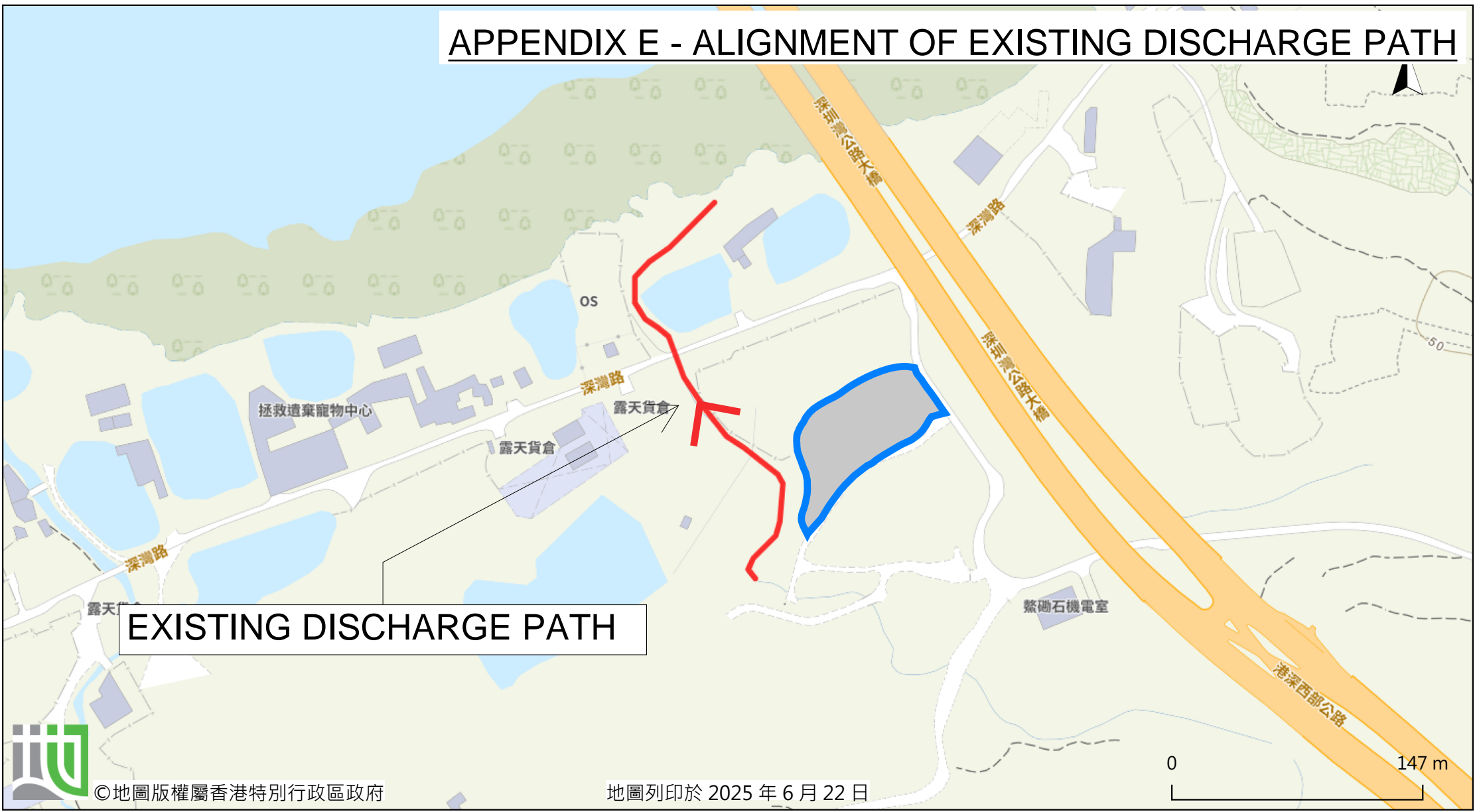
SITE PHOTOS

APPENDIX D

VER	DESCRIPTION	DATE



APPENDIX E - ALIGNMENT OF EXISTING DISCHARGE PATH



EXISTING DISCHARGE PATH

LIST OF PLANS

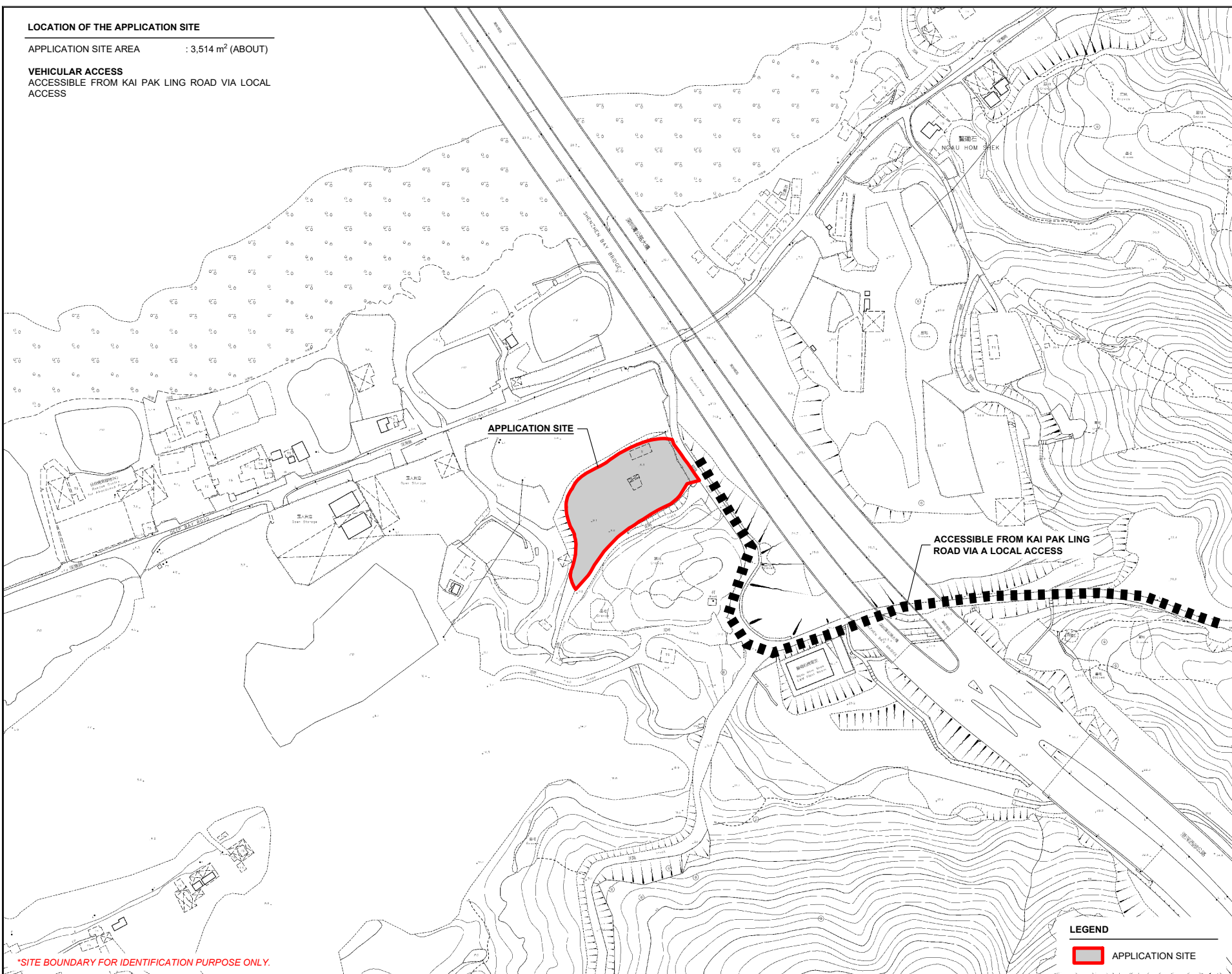
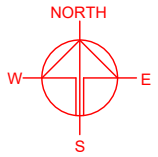
Plan 1	Location plan
Plan 2	Zoning of the Site
Plan 3	Land status of the Site
Plan 4	Original Premises – location and zoning
Plan 5	Aerial photo of the Site
Plan 6	Layout plan
Plan 7	Filling of land at the Site
Plan 8	Swept path analysis



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.

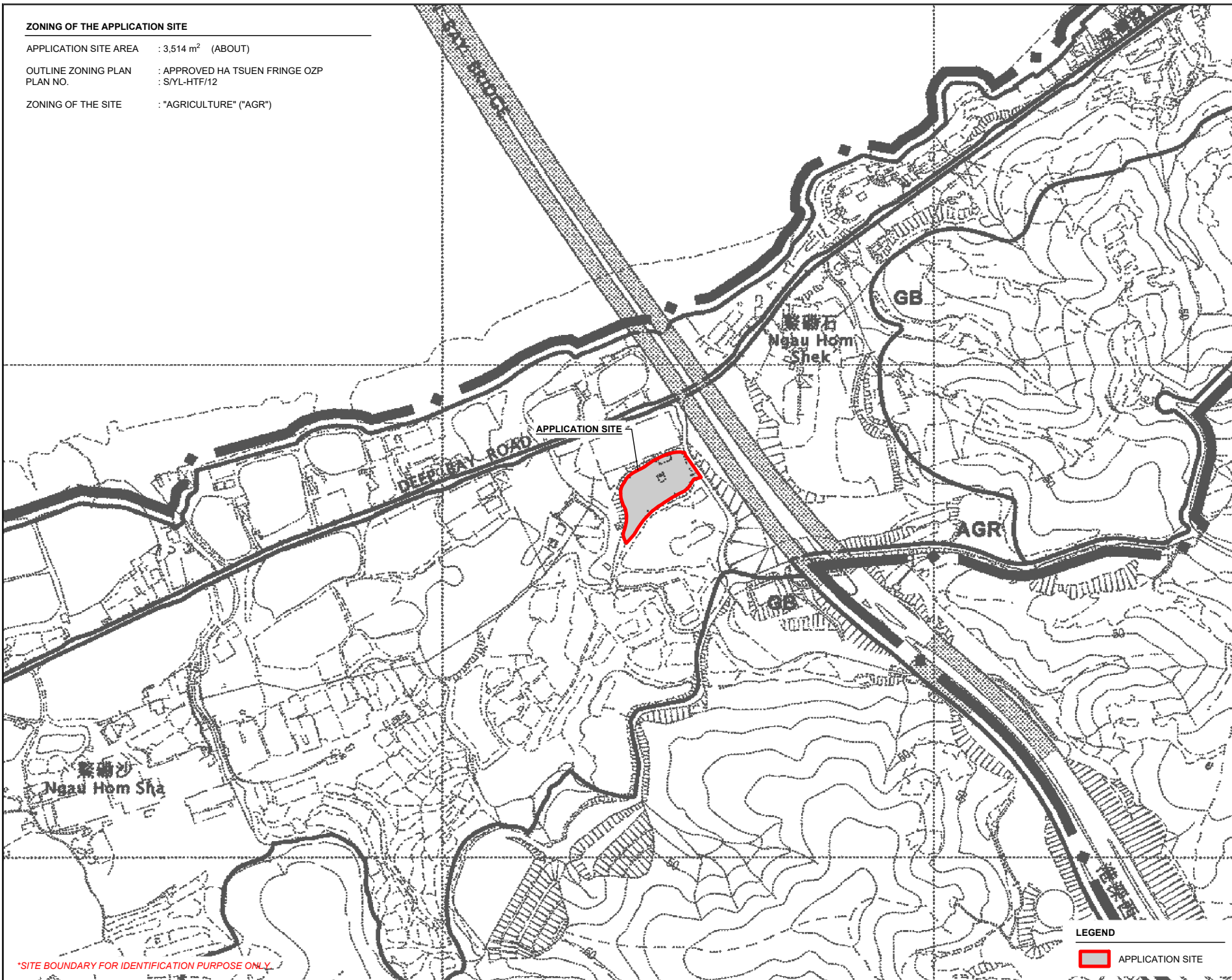
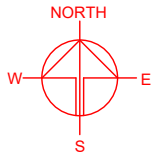
LEGEND

 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")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

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.

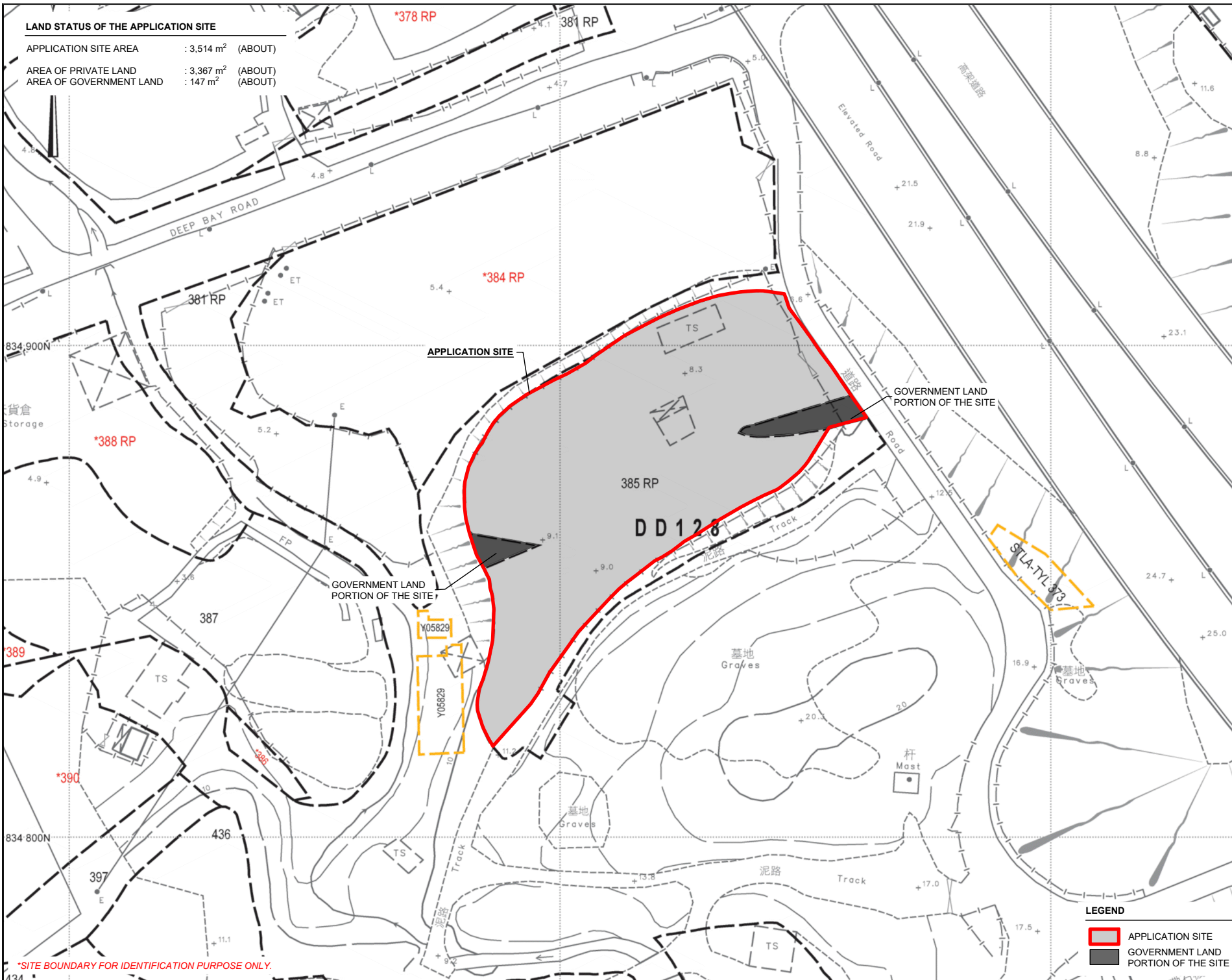
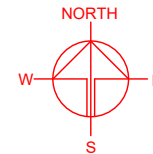
PLAN 2

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)

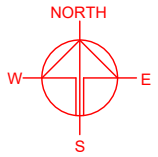
AREA DESIGNATED FOR RELOCATION OF TENANT A

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.

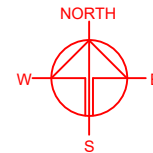
PLAN 4

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

Open Storage

Ngau Hom Shek
E&M Plant Room

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	DATE
MN	2.3.2026

CHECKED BY	DATE

APPROVED BY	DATE

LEGEND

 APPLICATION SITE

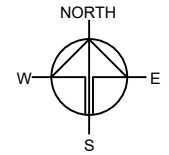
DWG. TITLE
AERIAL PHOTO

DWG NO.	VER.
PLAN 5	001

DEVELOPMENT PARAMETERS

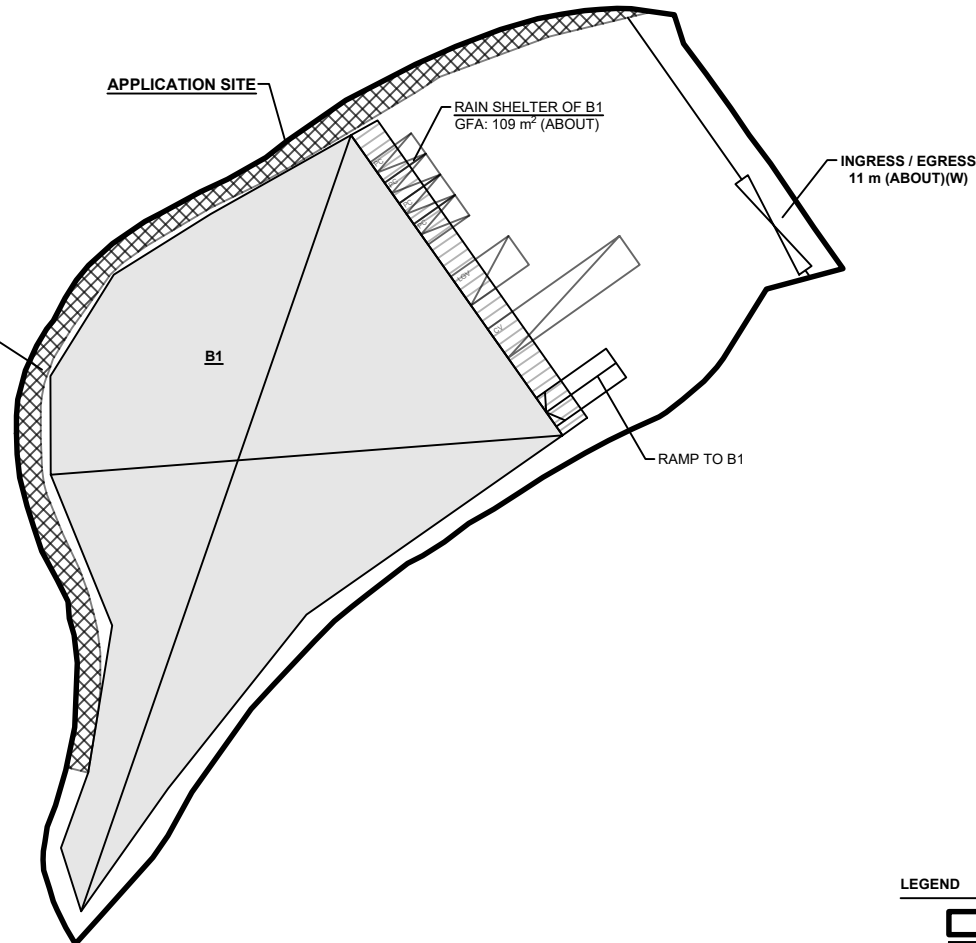
APPLICATION SITE AREA	: 3,514 m ²	(ABOUT)
COVERED AREA	: 1,970 m ²	(ABOUT)
UNCOVERED AREA	: 1,544 m ²	(ABOUT)
PLOT RATIO	: 0.56	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,970 m ²	(ABOUT)
TOTAL GFA	: 1,970 m ²	(ABOUT)
BUILDING HEIGHT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

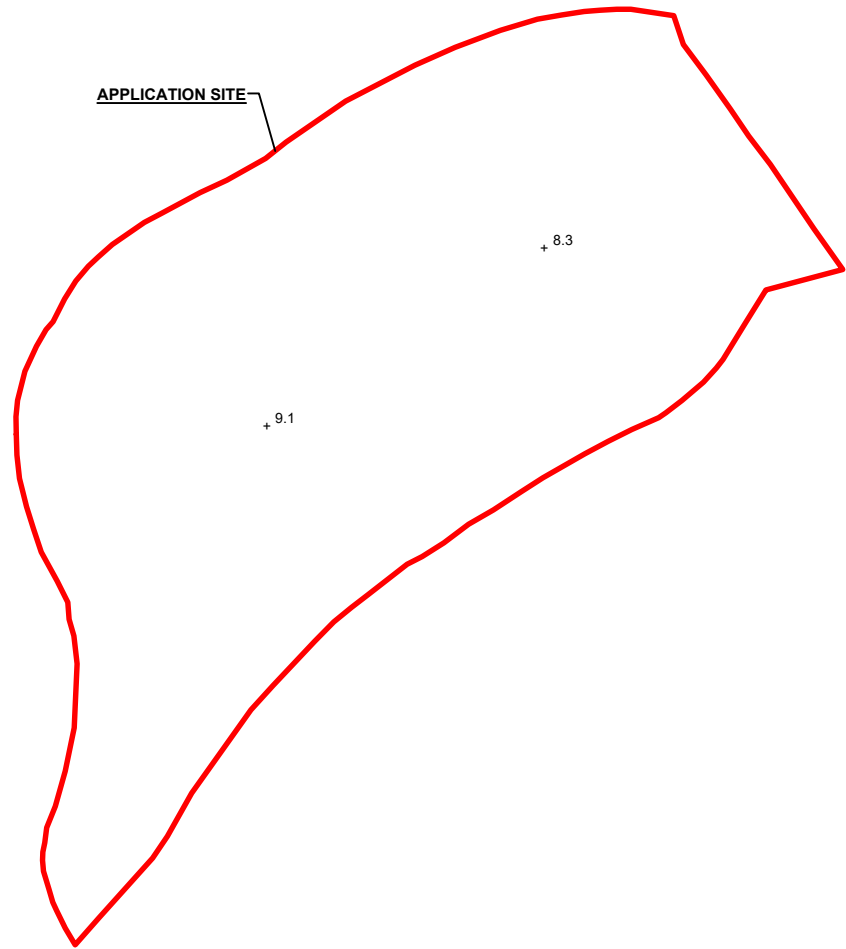
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN


DWG NO.: PLAN 6 VER.: 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

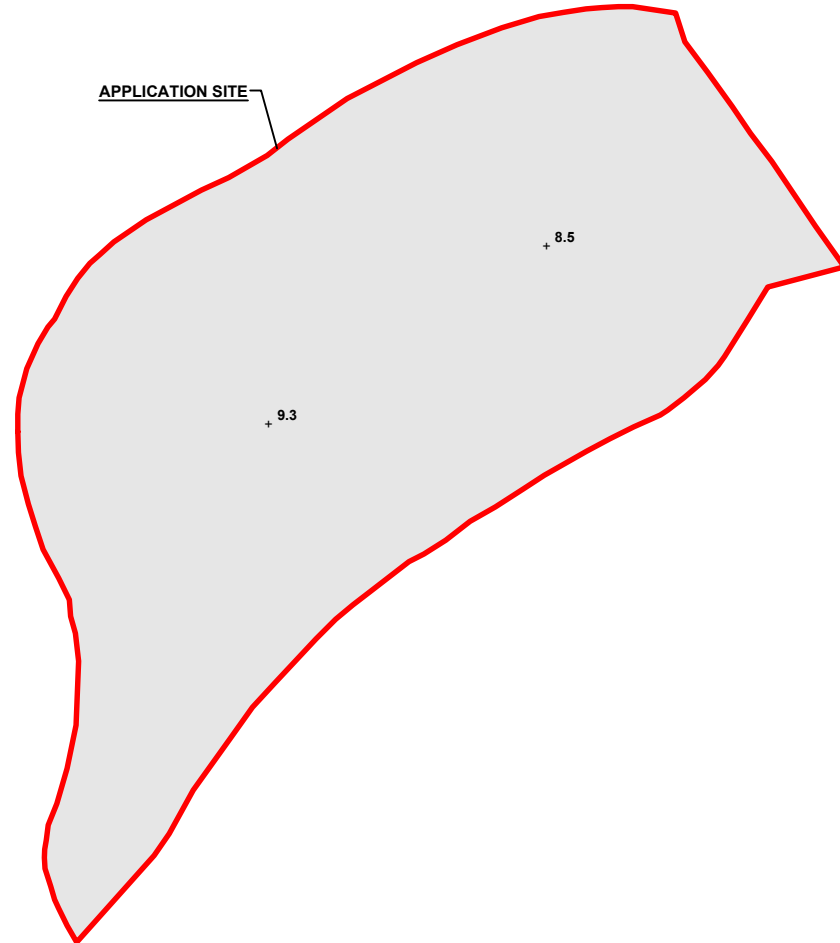
 APPLICATION SITE

 + 9.1 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

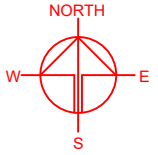


LEGEND

 APPLICATION SITE

 FILLING OF LAND AREA

 + 9.3 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

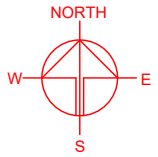
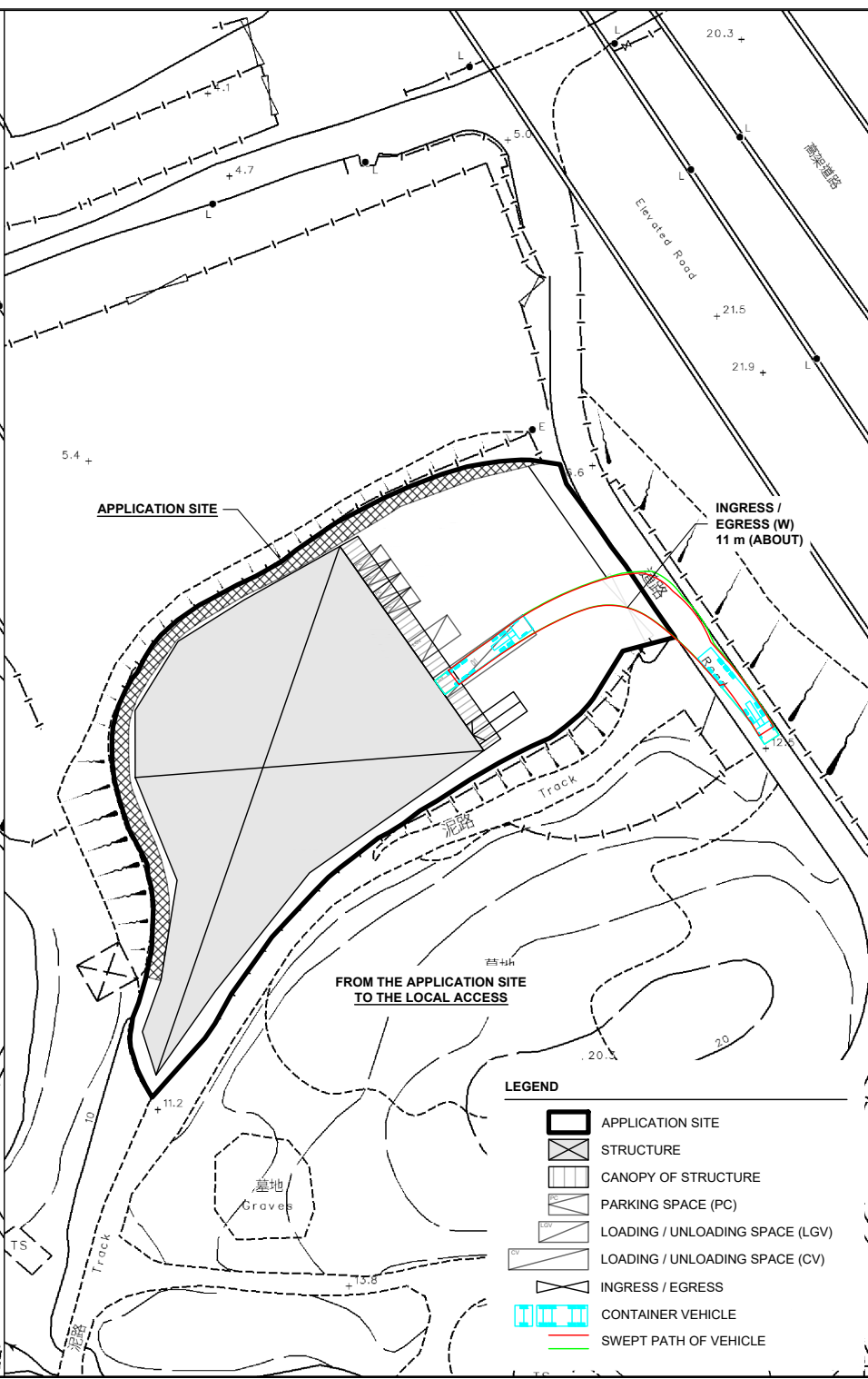
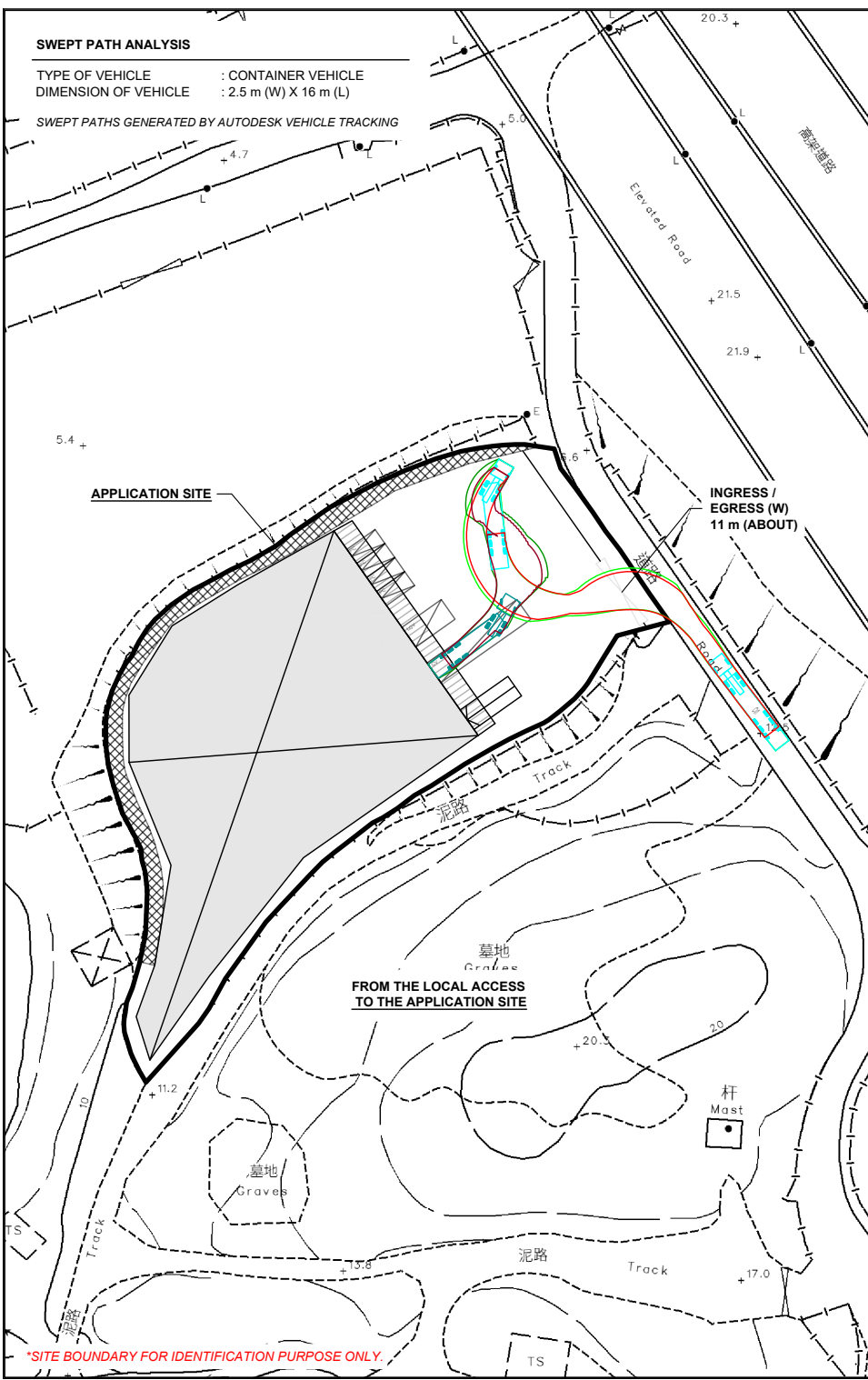
DWG. TITLE
 FILLING OF LAND

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



LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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	DATE
MN	2.3.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 8	001