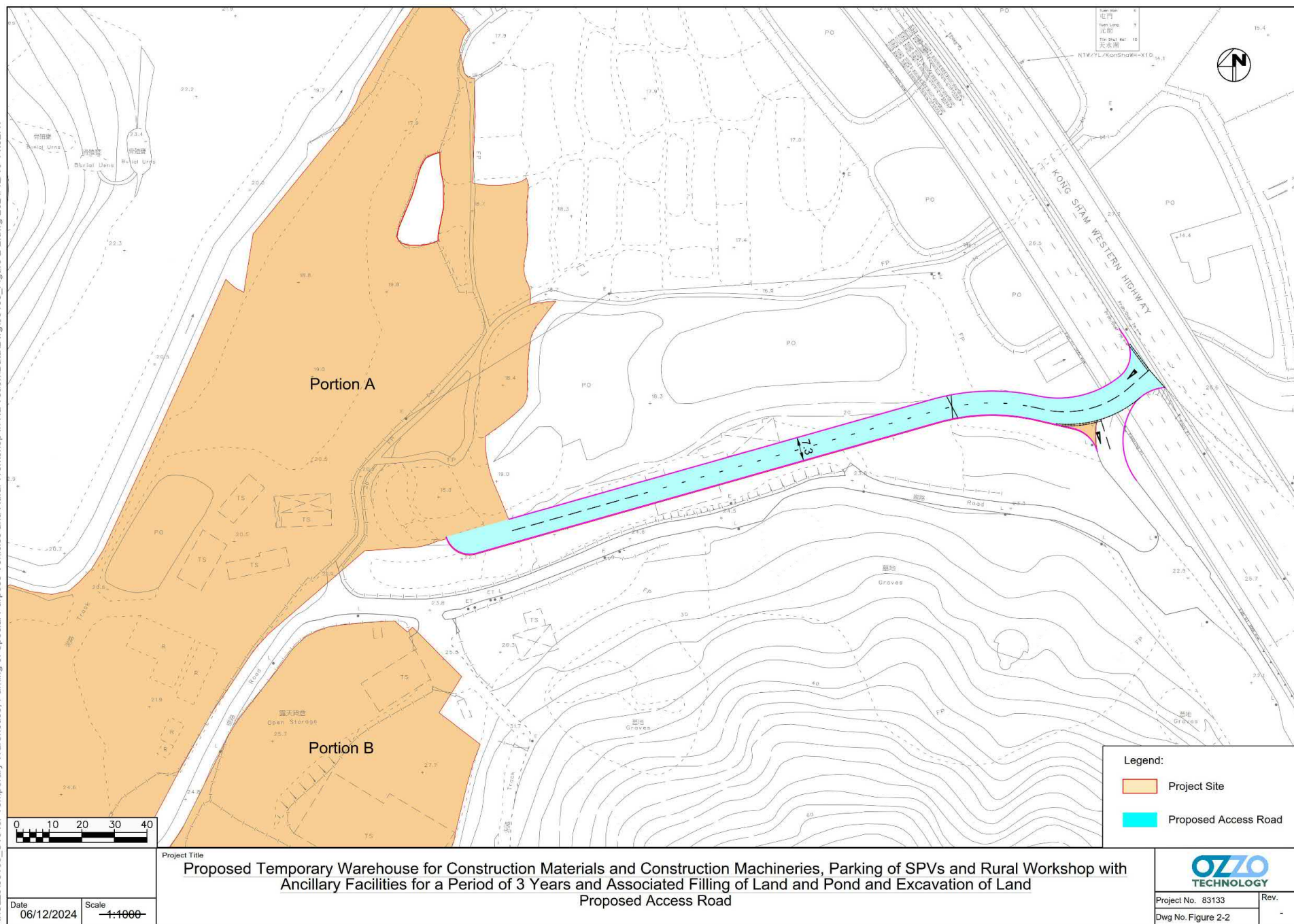


X:\Ozzo\83133\_S16 for Temporary Warehouse, Parking of Special Purpose Vehicles and Rural Workshop in Ha Tsuen\Drawings\83133\_Figure 2-2.dwg 2024/12/10 14:52:47



(摘錄自申請人於 3.1.2025 呈交的申請書)  
(Extract from Applicant's  
Submission of 3.1.2025)

參考編號  
REFERENCE No.  
AYL-HTF/1183

繪圖 DRAWING  
A-1

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 11,299 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 30,270 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)

NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 11,299 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 11,299 m <sup>2</sup> (ABOUT)

BUILDING HEIGHT	: 8 m (ABOUT)
NO. OF STOREY	: 1

## PARKING PROVISIONS

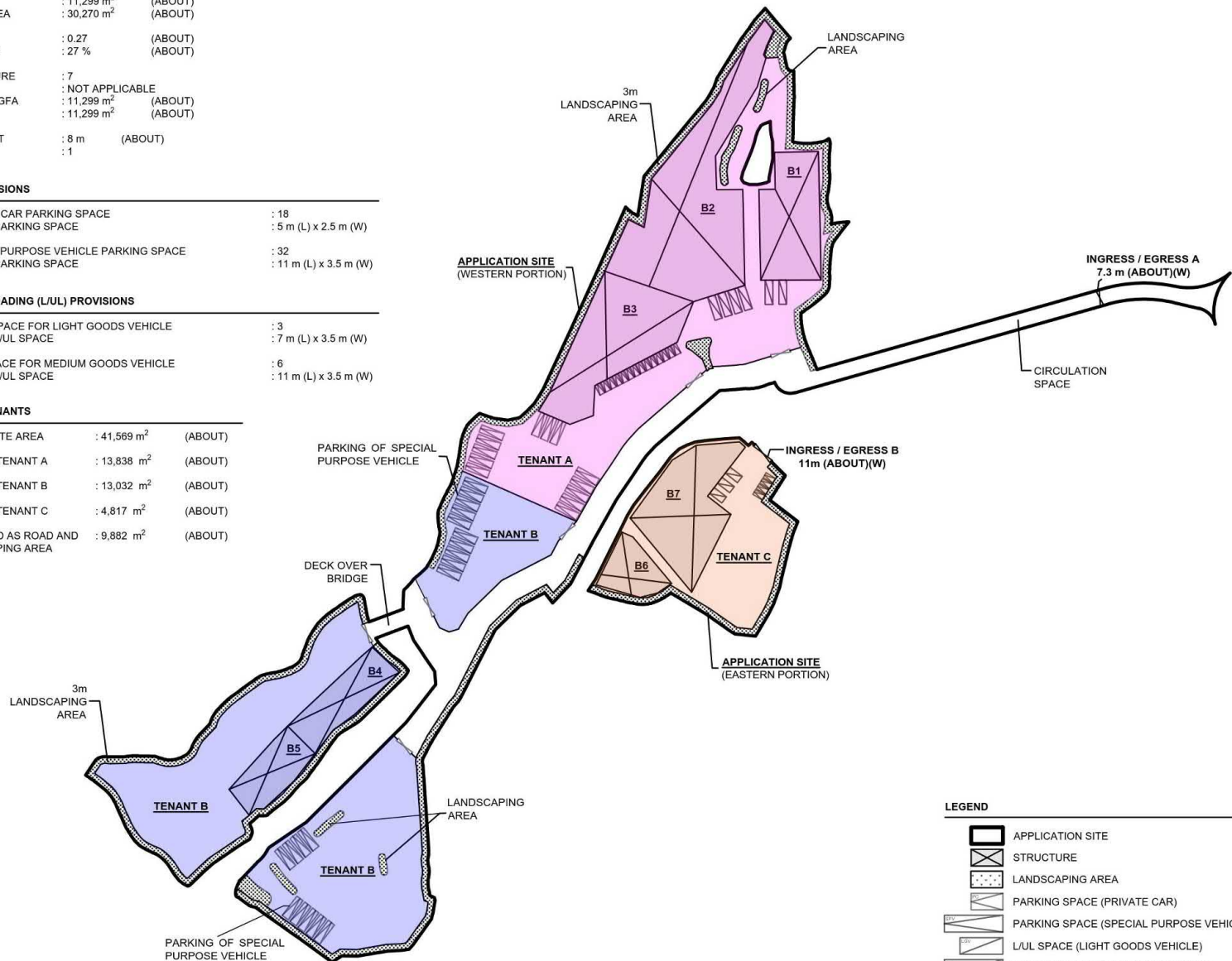
NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF SPECIAL PURPOSE VEHICLE PARKING SPACE	: 32
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

## LOADING / UNLOADING (L/U) 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 MEDIUM GOODS VEHICLE	: 6
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)

## DETAILS OF TENANTS

APPLICATION SITE AREA	: 41,569 m <sup>2</sup>	(ABOUT)
AREA OF TENANT A	: 13,838 m <sup>2</sup>	(ABOUT)
AREA OF TENANT B	: 13,032 m <sup>2</sup>	(ABOUT)
AREA OF TENANT C	: 4,817 m <sup>2</sup>	(ABOUT)
RESERVED AS ROAD AND LANDSCAPING AREA	: 9,882 m <sup>2</sup>	(ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE
	LANDSCAPING AREA
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (SPECIAL PURPOSE VEHICLE)
	L/U SPACE (LIGHT GOODS VEHICLE)
	L/U SPACE (MEDIUM GOODS VEHICLE)
	INGRESS / EGRESS OF THE APPLICATION SITE
	GATE OF EACH PREMISES



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

SITE LOCATION

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

SCALE

1:1000 @ A1

DRAWN BY

MN

DATE

8.11.2024

REVISED BY

LT

DATE

14.2.2025

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN (TENANTS)

DWG. NO.

PLAN 1

VER.

001

(摘錄自申請人於 17. 2. 2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 17.2.2025)

參考編號  
REFERENCE No.  
A/YL-HTF/1183

繪圖 DRAWING  
A-2

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
COVERED AREA : 11,299 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 30,270 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.27 (ABOUT)  
SITE COVERAGE : 27 % (ABOUT)

NO. OF STRUCTURE : 7  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 11,299 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 11,299 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 8 m (ABOUT)  
NO. OF STOREY : 1

## PARKING PROVISIONS

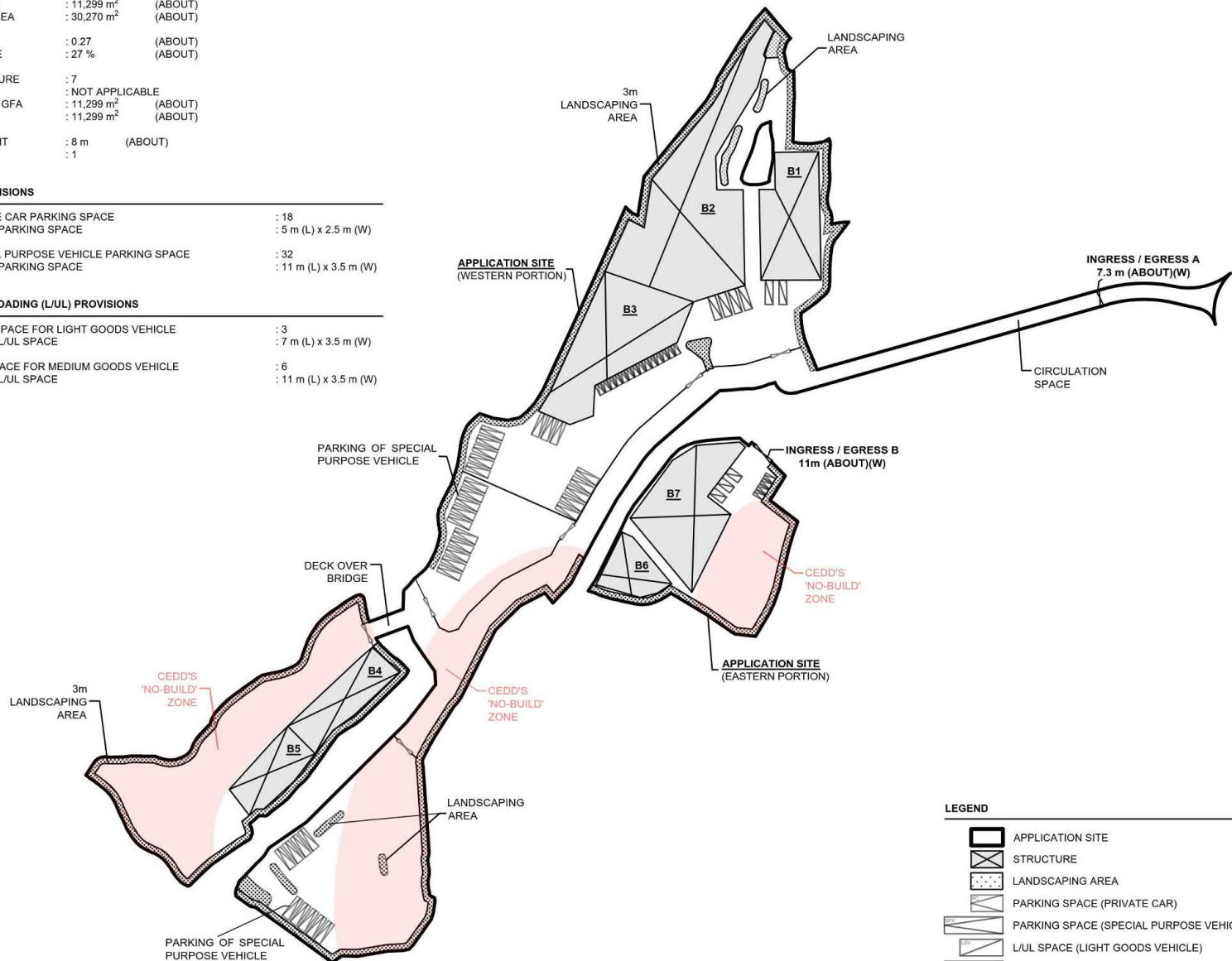
NO. OF PRIVATE CAR PARKING SPACE : 18  
DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF SPECIAL PURPOSE VEHICLE PARKING SPACE : 32  
DIMENSION OF PARKING SPACE : 11 m (L) x 3.5 m (W)

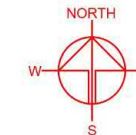
## LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 3  
DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 6  
DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY  
WAREHOUSE FOR STORAGE OF  
CONSTRUCTION MATERIALS  
AND CONSTRUCTION  
MACHINERY, PARKING OF  
SPECIAL PURPOSE VEHICLES  
AND RURAL WORKSHOP WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND,  
FILLING OF POND AND  
EXCAVATION OF LAND

SITE LOCATION

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

SCALE

1:1000 @ A1

DRAWN BY

MN

DATE

8.11.2024

REVISED BY

LT

DATE

12.2.2025

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN (NO BUILD ZONE)

DWG. NO.

PLAN 2

VER.

001

## LEGEND

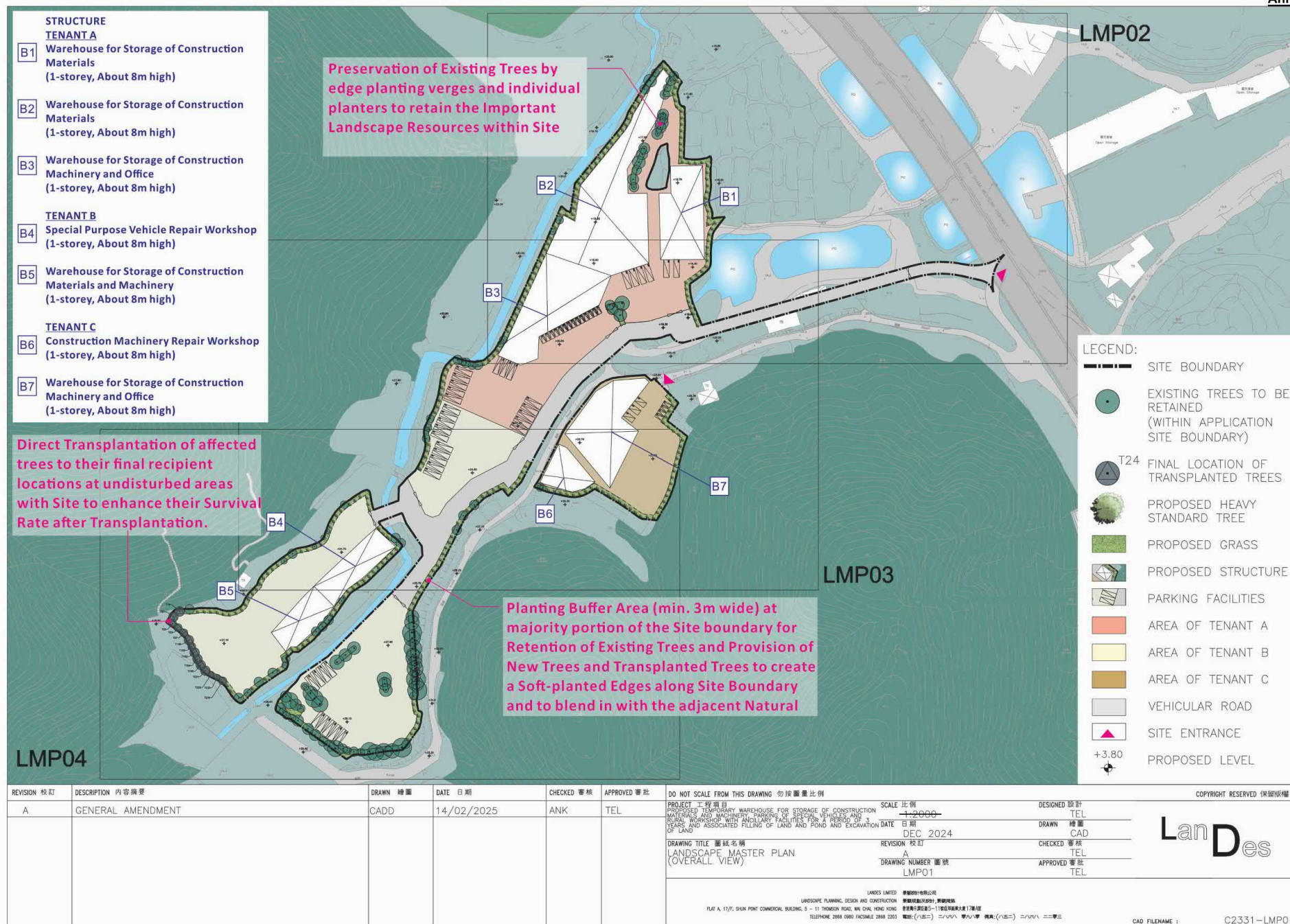
- APPLICATION SITE
- STRUCTURE
- LANDSCAPING AREA
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (SPECIAL PURPOSE VEHICLE)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS OF THE APPLICATION SITE
- GATE OF EACH PREMISES

(摘錄自申請人於 17. 2. 2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 17.2.2025)

參考編號  
REFERENCE No.  
A/YL-HTF/1183

繪圖 DRAWING  
A-3





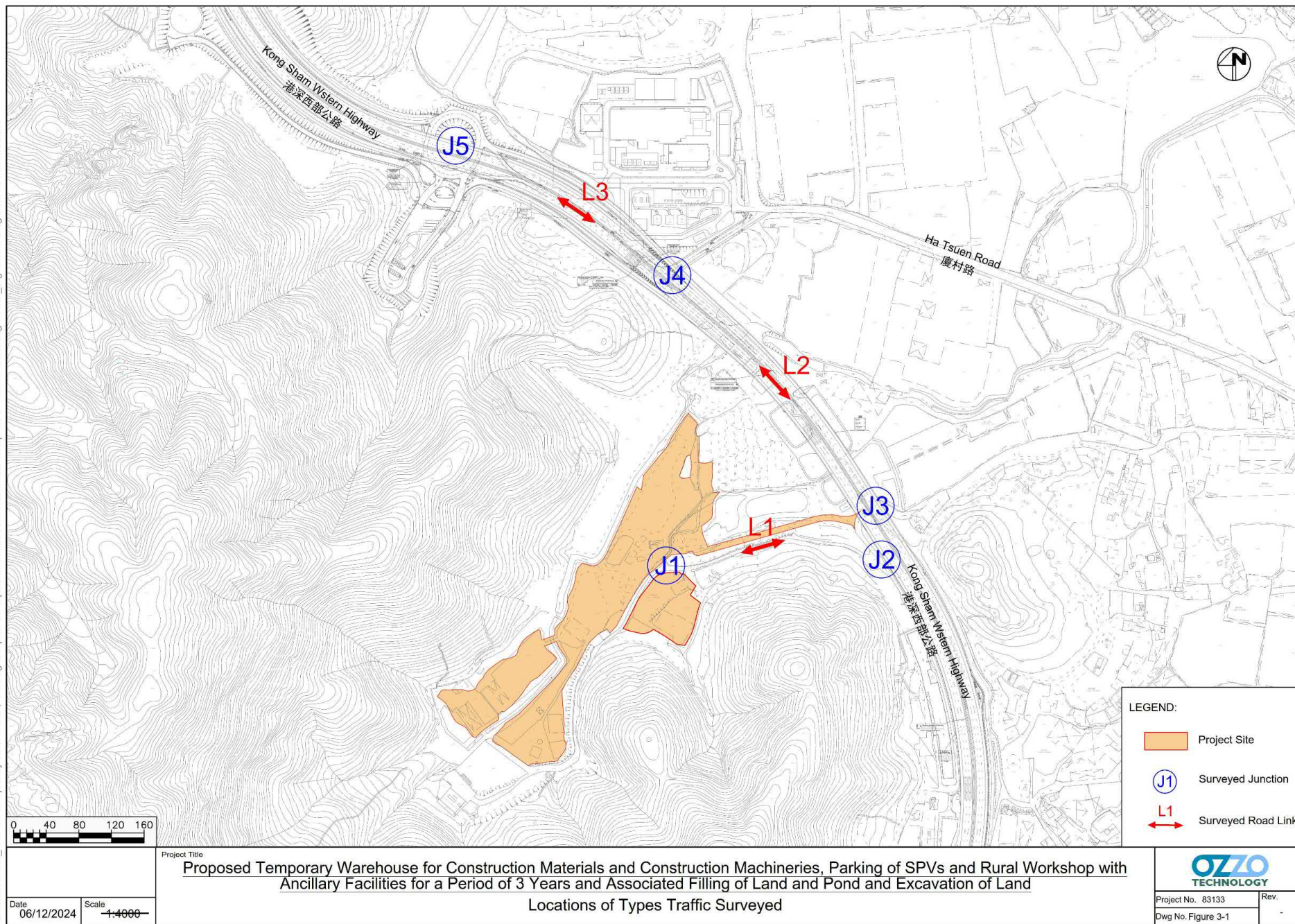
(摘錄自申請人於 17.2.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 17.2.2025)

參考編號  
REFERENCE No.  
A/YL-HTF/1183

繪圖 DRAWING  
A-4



X:\Ozzo\83133\_S16 for Temporary Warehouse, Parking of Special Purpose Vehicles and Rural Workshop in Ha Tsuen Data\DWG\83133\_Figure 3-1.dwg 2024/12/10 14:53:17



(摘錄自申請人於 3.1.2025 呈交的申請書)  
(Extract from Applicant's  
Submission of 3.1.2025)

參考編號  
REFERENCE No.  
AYL-HTF/1183

繪圖 DRAWING  
A-5



# PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF POND

APPLICATION SITE AREA : 41,569 m<sup>2</sup> (ABOUT)  
 PROPOSED SITE LEVELS : +22.0 mPD - 26.0 mPD (ABOUT)

## DETAILS OF FILLING OF LAND

NORTHEAST PORTION : 13,986 m<sup>2</sup> (ABOUT)  
 SOUTHWEST PORTION# : 22,068 m<sup>2</sup> (ABOUT)  
 TOTAL FILLING OF LAND AREA : 36,054 m<sup>2</sup> (ABOUT)

DEPTH OF FILLING : NOT MORE THAN 4.1 m  
 MATERIAL OF FILLING : SOIL AND CONCRETE

## DETAILS OF EXCAVATION OF LAND

EXCAVATION OF LAND AREA : 13,986 m<sup>2</sup> (ABOUT)  
 DEPTH OF EXCAVATION : NOT MORE THAN 3.1 m

## DETAILS OF FILLING OF POND

PROPOSED FILLING OF POND AREA : 658 m<sup>2</sup> (ABOUT)  
 DEPTH OF EXISTING POND : 1 m (ABOUT)  
 REGULARIZE ALREADY FILLED POND : 5,855 m<sup>2</sup> (ABOUT)

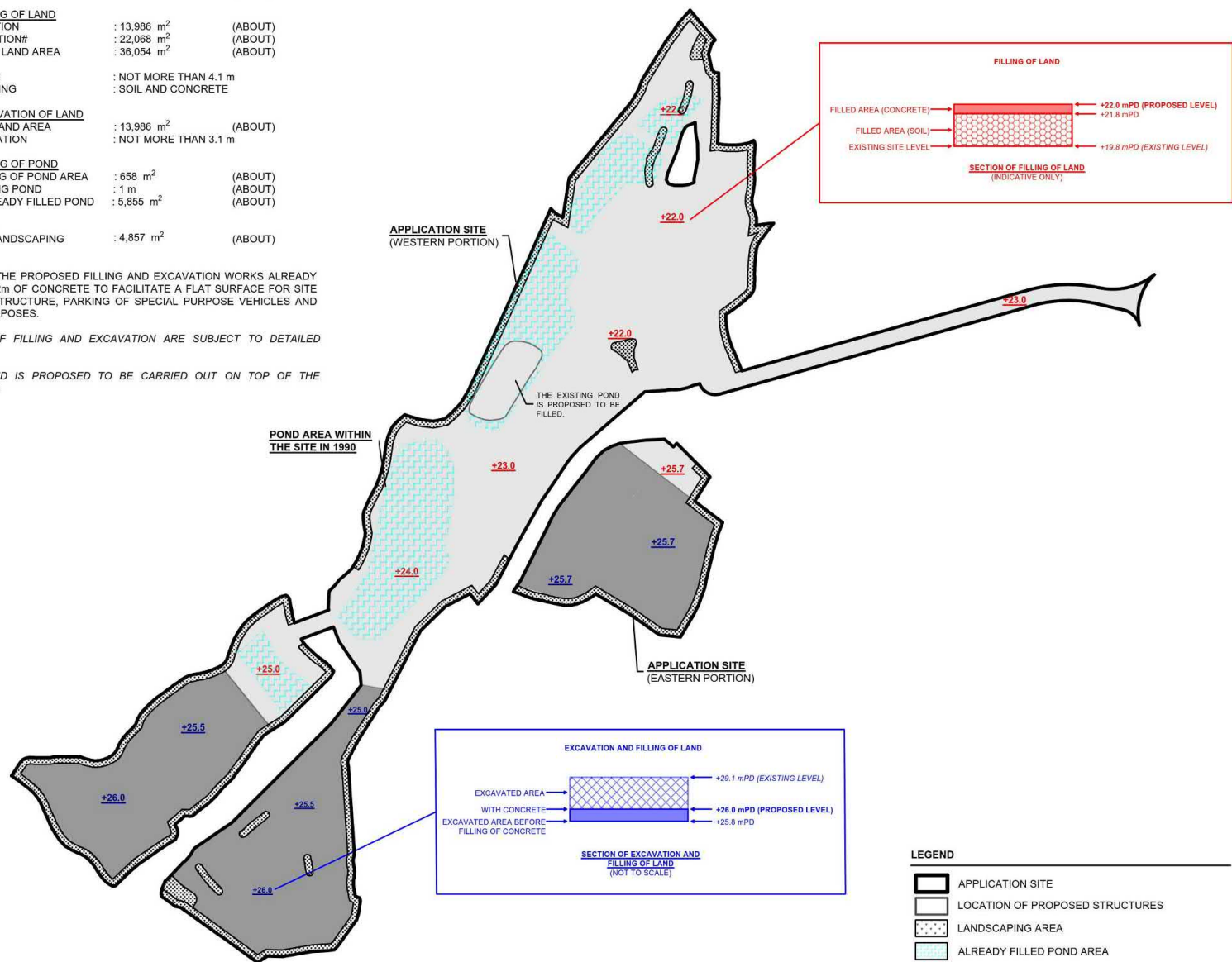
## REMAINING AREA

RESERVED FOR LANDSCAPING : 4,857 m<sup>2</sup> (ABOUT)  
 AREA

SITE LEVELS OF THE PROPOSED FILLING AND EXCAVATION WORKS ALREADY INCLUDED THE 0.2m OF CONCRETE TO FACILITATE A FLAT SURFACE FOR SITE FORMATION OF STRUCTURE, PARKING OF SPECIAL PURPOSE VEHICLES AND CIRCULATION PURPOSES.

EXACT DEPTH OF FILLING AND EXCAVATION ARE SUBJECT TO DETAILED SURVEY.

#FILLING OF LAND IS PROPOSED TO BE CARRIED OUT ON TOP OF THE EXCAVATED AREA



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



PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

SITE LOCATION

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

SCALE

1:2000 @ A1

DRAWN BY

MIN

DATE

8.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

PROPOSED SITE LEVELS

DWG. NO.

PLAN 3

REV.

001

(摘錄自申請人於 17. 2. 2025 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 17.2.2025)

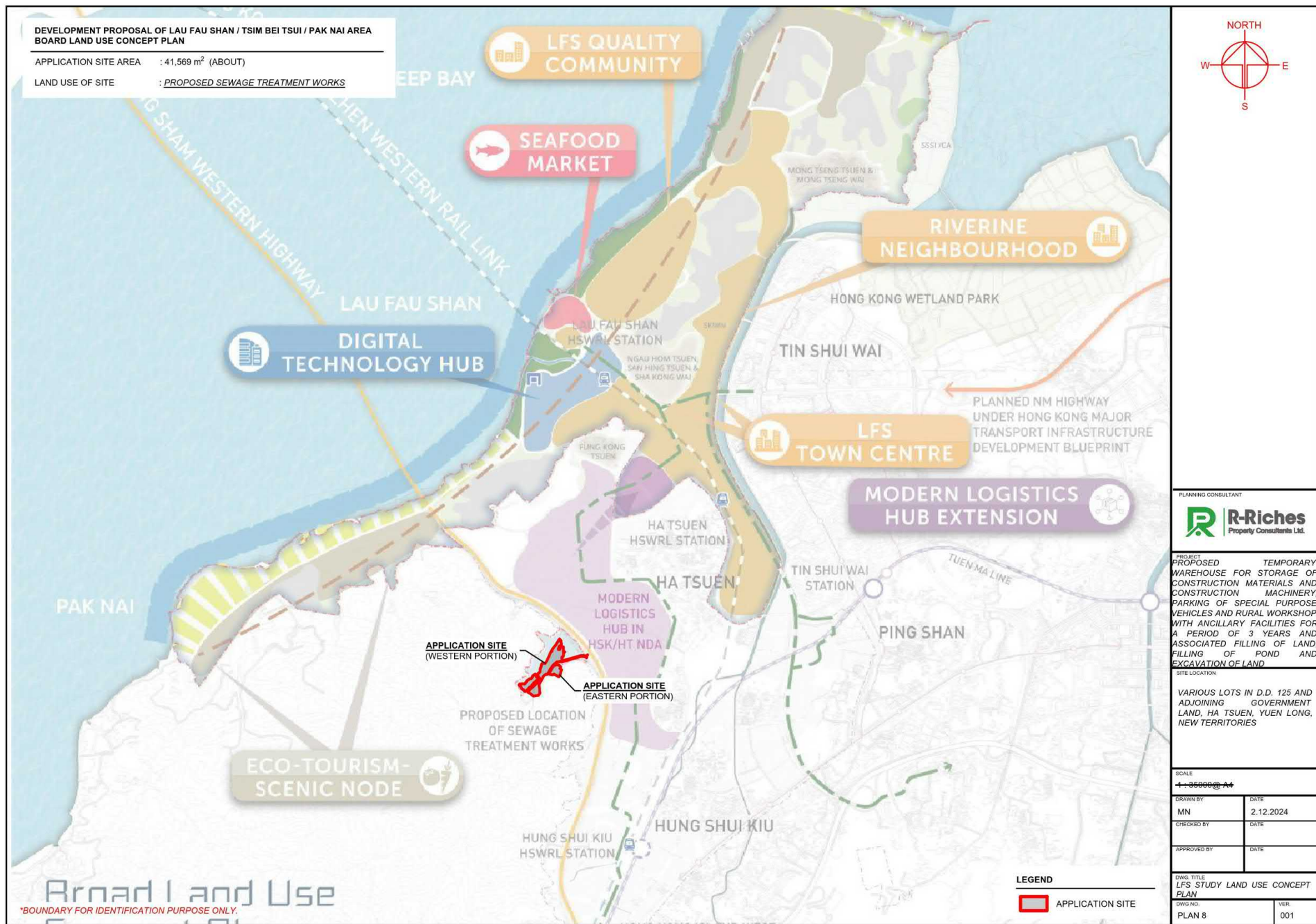
參考編號  
 REFERENCE No.  
 A/YL-HTF/1183

繪圖 DRAWING  
 A-6









(摘錄自申請人於 3.1.2025 呈交的申請書)  
(Extract from Applicant's  
Submission of 3.1.2025)

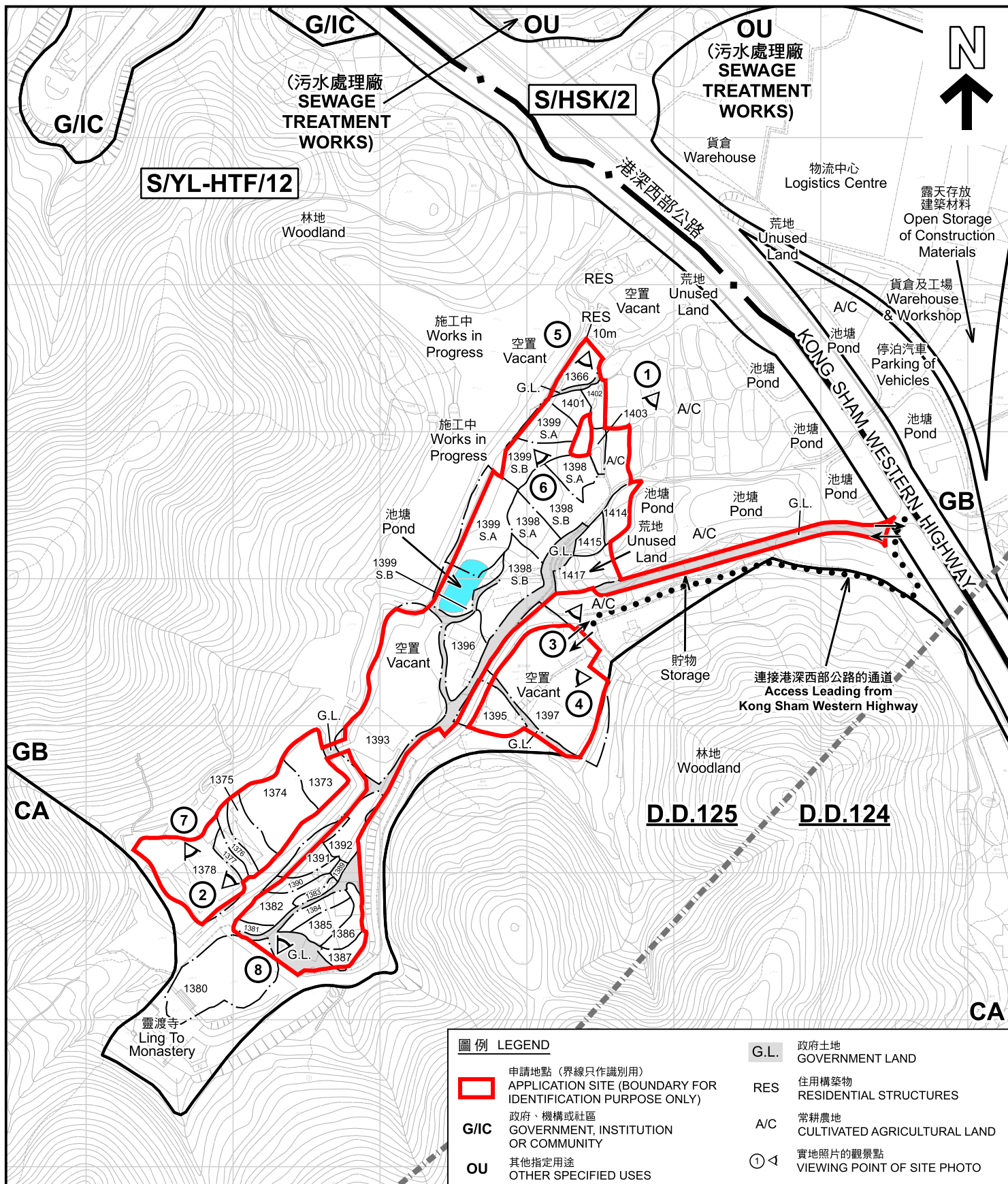
參考編號  
REFERENCE No.  
AYL-HTF/1183

繪圖 DRAWING  
A-8









註釋 Note :

2025年1月10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 10.1.2025

#### 圖例 LEGEND

- 申請地點 (界線只作識別用)**  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- G/IC**  
政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU**  
其他指定用途  
OTHER SPECIFIED USES
- GB**  
綠化地帶  
GREEN BELT
- CA**  
自然保育區  
CONSERVATION AREA

- G.L.**  
政府土地  
GOVERNMENT LAND
- RES**  
住用構築物  
RESIDENTIAL STRUCTURES
- A/C**  
常耕農地  
CULTIVATED AGRICULTURAL LAND
- ①**  
實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 丈量約份界線  
D.D. BOUNDARY
- ↔**  
入口/出口  
INGRESS / EGRESS

#### 平面圖 SITE PLAN

擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場  
連附屬設施 (為期3年) 及相關填土、填塘及挖土工程  
新界元朗農村丈量約份第125約多個地段和毗連政府土地  
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND  
VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1:3 500 比例尺

米 50 0 50 100 150 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

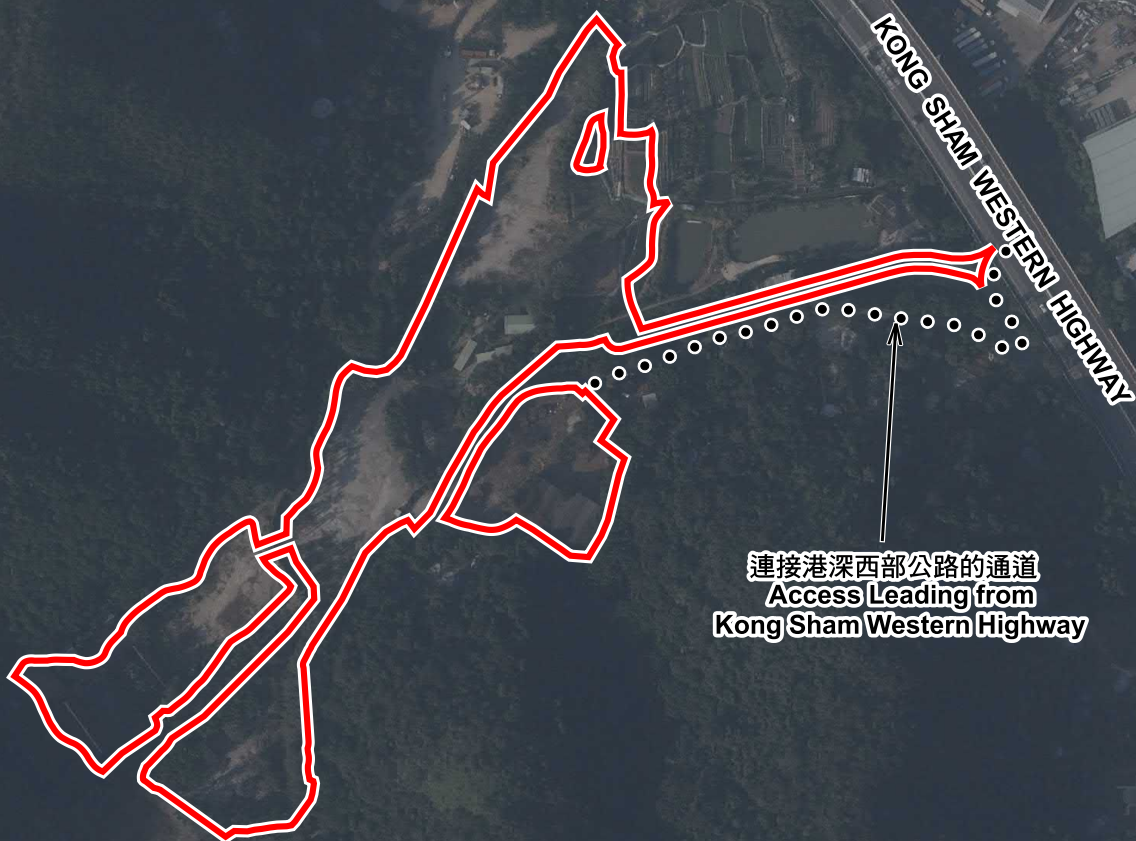


參考編號  
REFERENCE No.  
A/YL-HTF/1183

圖 PLAN  
A-2

本摘要圖於2025年2月7日擬備，所根據的資料為測量圖編號 6-NW-11B, 6-NW-12A, 6-NW-6D 和 6-NW-7C  
EXTRACT PLAN PREPARED ON 7.2.2025 BASED ON SURVEY SHEETS No. 6-NW-11B, 6-NW-12A, 6-NW-6D and 6-NW-7C





連接港深西部公路的通道  
Access Leading from  
Kong Sham Western Highway

港深西部公路

#### 圖例 LEGEND



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

#### 2023年11月19日拍攝的航攝照片 AERIAL PHOTO TAKEN ON 19.11.2023

擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場  
連附屬設施(為期3年)及相關填土、填塘及挖土工程  
新界元朗厦村丈量約份第125約多個地段和毗連政府土地

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND  
RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND  
VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT

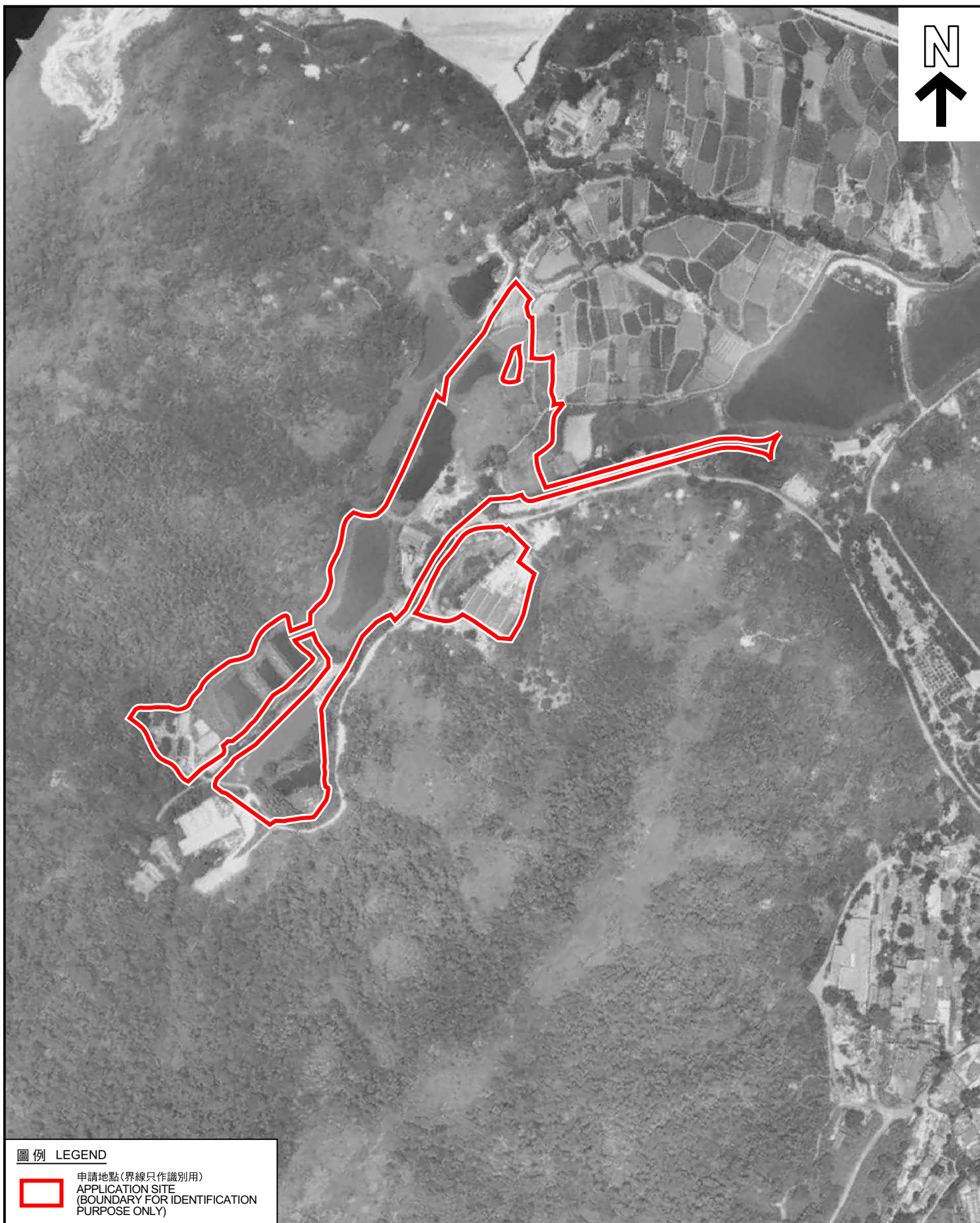


參考編號  
REFERENCE No.  
A/YL-HTF/1183

圖 PLAN  
A-3a

本摘要圖於2025年2月6日擬備，所根據  
的資料為地政總署於2023年11月19日拍得  
的航攝照片編號 E211407C  
EXTRACT PLAN PREPARED ON 6.2.2025  
BASED ON AERIAL PHOTO No.  
E211407C TAKEN ON  
19.11.2023 BY LANDS DEPARTMENT





圖例 LEGEND



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

1990年8月18日拍攝的航攝照片  
AERIAL PHOTO TAKEN ON 18.8.1990

本摘要圖於2025年2月7日擬備，所根據  
的資料為地政總署於1990年8月18日拍得  
的航攝照片編號 A22240  
EXTRACT PLAN PREPARED ON 7.2.2025  
BASED ON AERIAL PHOTO No.  
A22240 TAKEN ON  
18.8.1990 BY LANDS DEPARTMENT

擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場  
連附屬設施(為期3年)及相關填土、填塘及挖土工程  
新界元朗厦村丈量約份第125約多個地段和毗連政府土地  
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND  
RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND  
VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-HTF/1183

圖 PLAN  
A-3b



1



2



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

### 實地照片 SITE PHOTOS

本圖於2025年2月7日擬備，所根據的資料為攝於2025年1月10日的實地照片  
PLAN PREPARED ON 7.2.2025  
BASED ON SITE PHOTOS  
TAKEN ON 10.1.2025

擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場  
連附屬設施（為期3年）及相關填土、填塘及挖土工程  
新界元朗厦村丈量約份第125約多個地段和毗連政府土地  
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND  
RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND  
VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-HTF/1183

圖 PLAN  
A-4a





### 實地照片 SITE PHOTOS

本圖於2025年2月6日擬備，所根據的資料為攝於2025年1月10日的實地照片  
PLAN PREPARED ON 6.2.2025  
BASED ON SITE PHOTOS  
TAKEN ON 10.1.2025

擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場  
連附屬設施（為期3年）及相關填土、填塘及挖土工程  
新界元朗厦村丈量約份第125約多個地段和毗連政府土地  
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND  
RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND  
VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG, NEW TERRITORIES

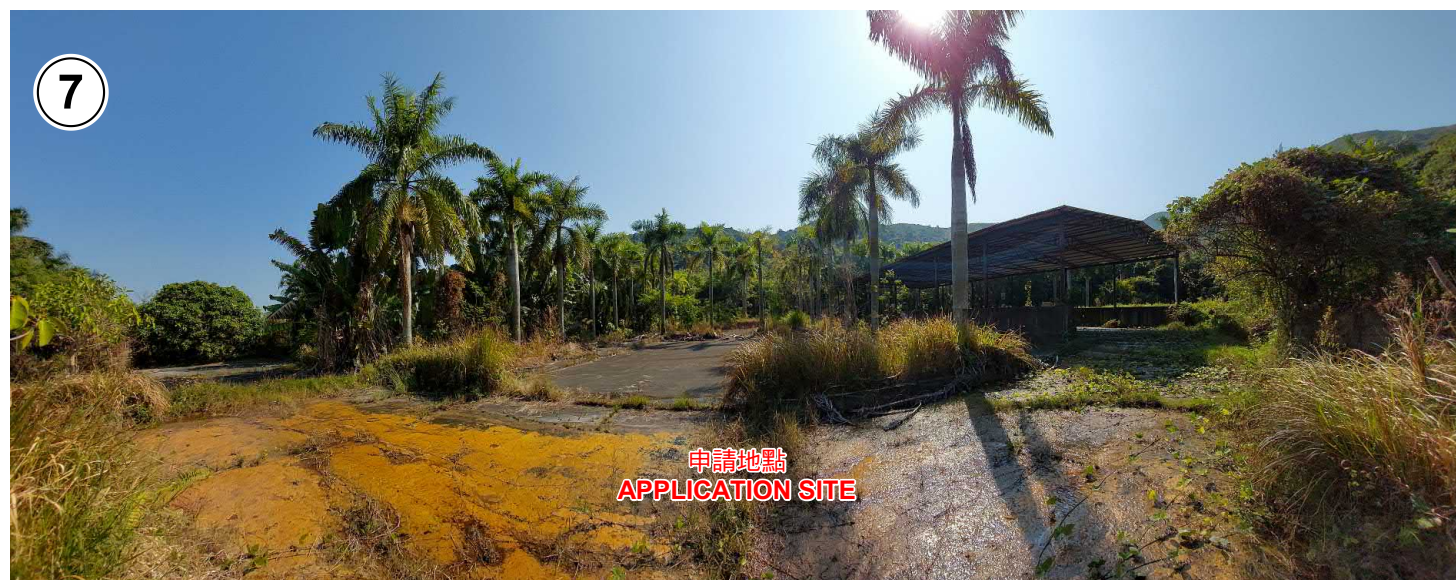
規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-HTF/1183

圖 PLAN  
A-4b





### 實地照片 SITE PHOTOS

本圖於2025年2月6日擬備，所根據的資料為攝於2025年1月10日的實地照片  
PLAN PREPARED ON 6.2.2025  
BASED ON SITE PHOTOS  
TAKEN ON 10.1.2025

擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場  
連附屬設施（為期3年）及相關填土、填塘及挖土工程  
新界元朗厦村丈量約份第125約多個地段和毗連政府土地  
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND  
RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND  
VARIOUS LOTS IN D.D.125 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-HTF/1183

圖 PLAN  
A-4c