

Annex 1
Updated FSIs proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
TENANT A B1	VEHICLE REPAIR WORKSHOP	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TENANT B B2	WAREHOUSE (EXCLUDING D.D.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.D.G.), OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TENANT C B4	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B6	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B7	LOGISTICS CENTRE, OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TENANT D B8	OFFICE	100 m ² (ABOUT)	100 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TENANT E B9	OFFICE	72 m ² (ABOUT)	72 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,600 m ² (ABOUT)	1,600 m ² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/U) PROVISIONS

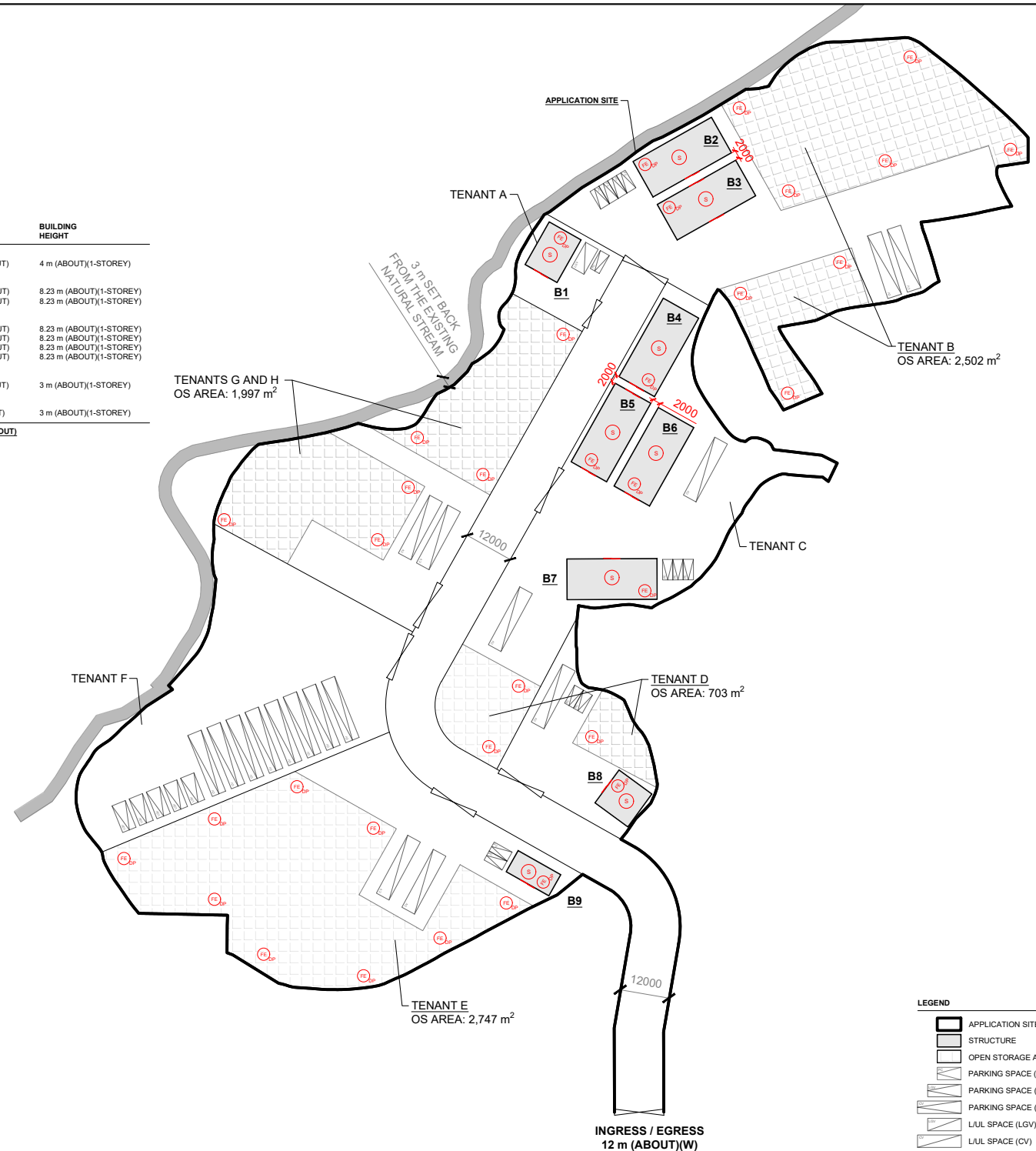
NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF L/U SPACE	: 16 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE FIRE DETECTOR
- (E_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

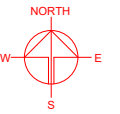
FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

[Outline]	APPLICATION SITE
[Shaded Box]	STRUCTURE
[White Box]	OPEN STORAGE AREA
[Box with 'PC']	PARKING SPACE (PC)
[Box with 'LGV']	PARKING SPACE (LGV)
[Box with 'CV']	PARKING SPACE (CV)
[Box with 'LGV']	L/U SPACE (LGV)
[Box with 'CV']	L/U SPACE (CV)
[Double Line]	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1000 @ A3

DRAWN BY

MN

DATE

2.7.2026

REVIEWED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG. NO.

ANNEX 1

VER.

002

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.