

**LOCATION OF THE APPLICATION SITE**

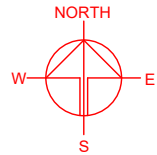
APPLICATION SITE AREA : 6,603 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM FAN KAM ROAD VIA LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM FAN KAM  
ROAD VIA LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

11.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

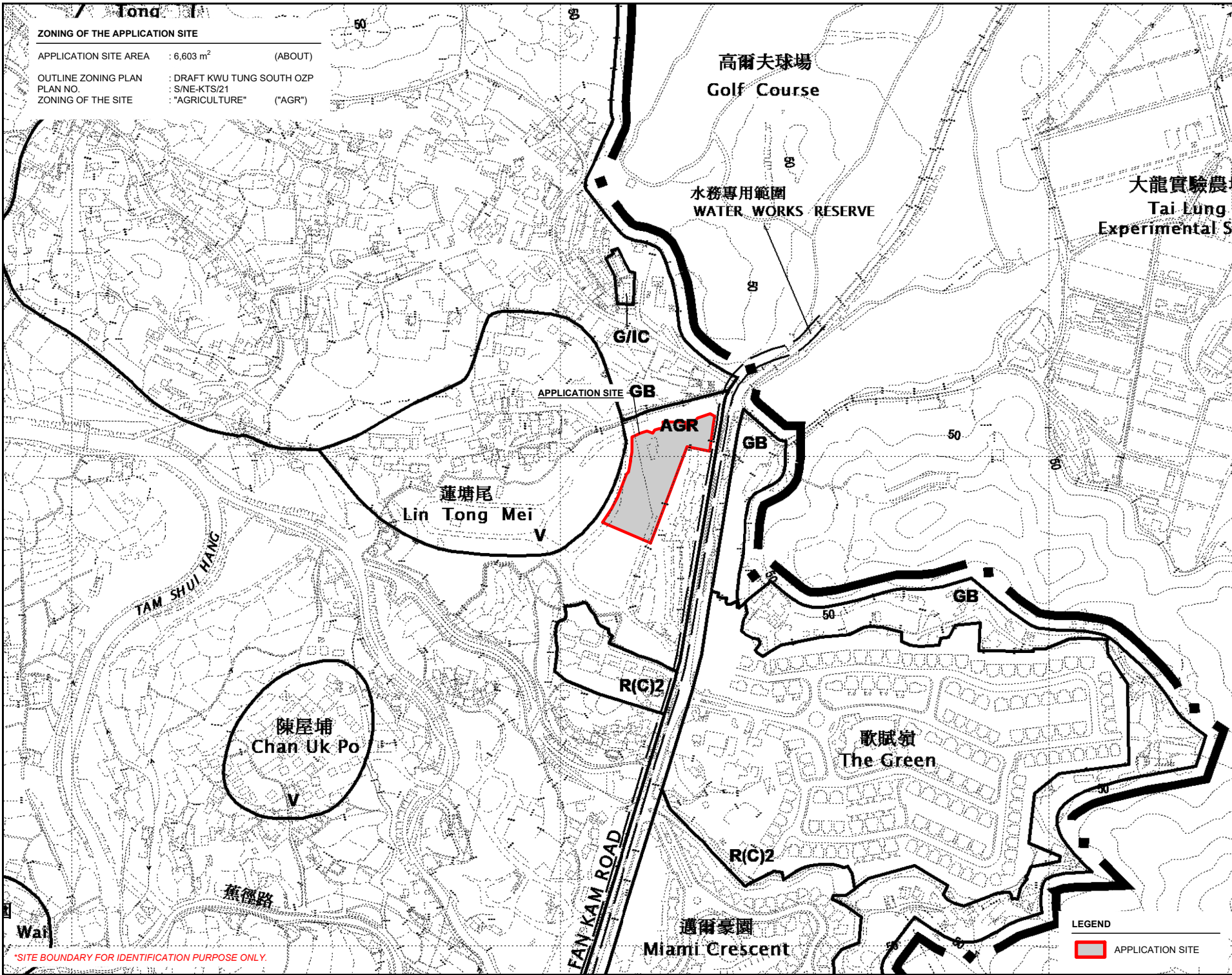
LEGEND



APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

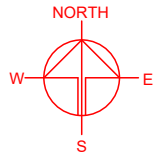




**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 6,603 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT KWU TUNG SOUTH OZP  
PLAN NO. S/NE-KTS/21  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	18.6.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

LEGEND

APPLICATION SITE

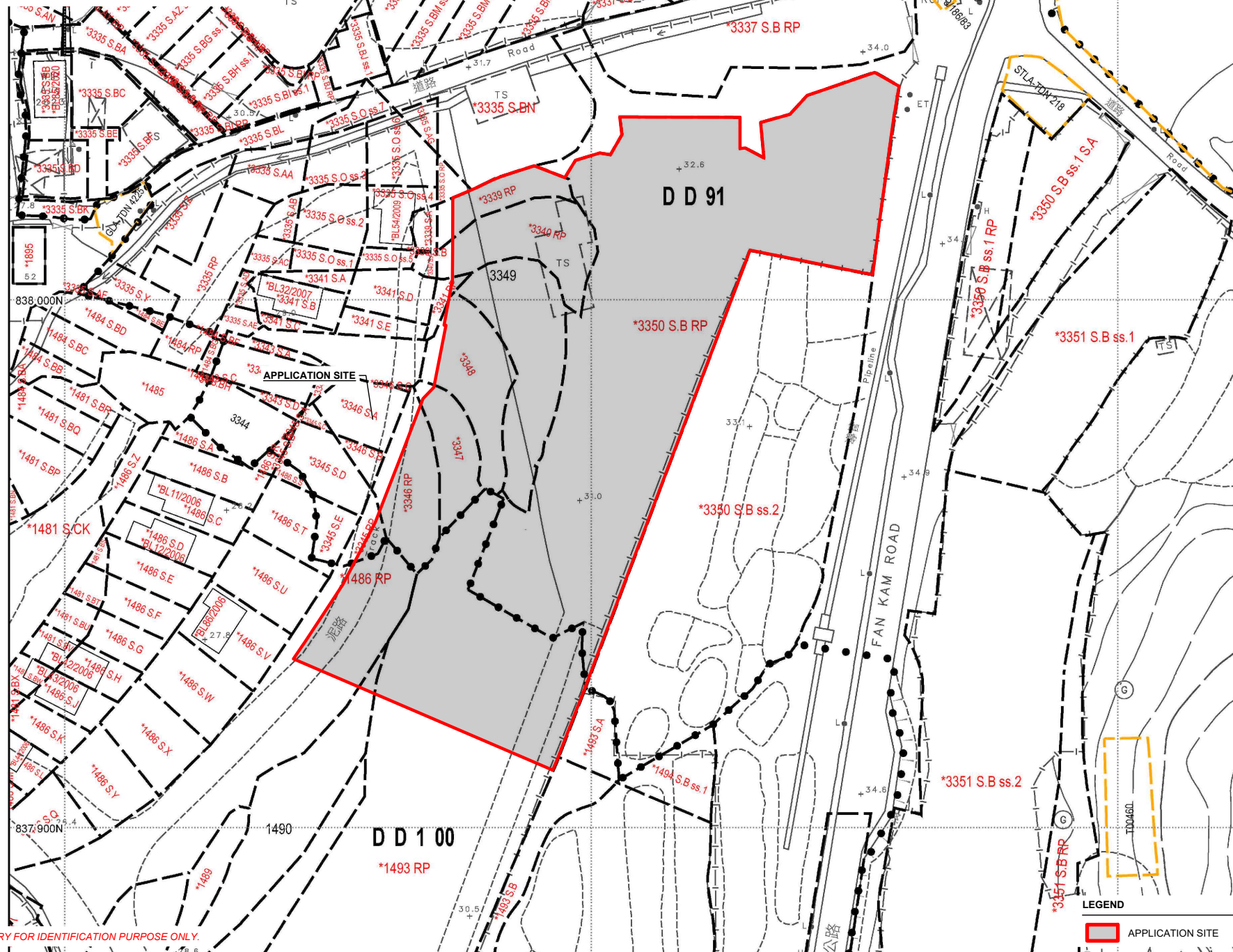
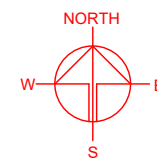
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 6.603 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 6.603 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

3335 S.U ss.1  
 TS

D D



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

11.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

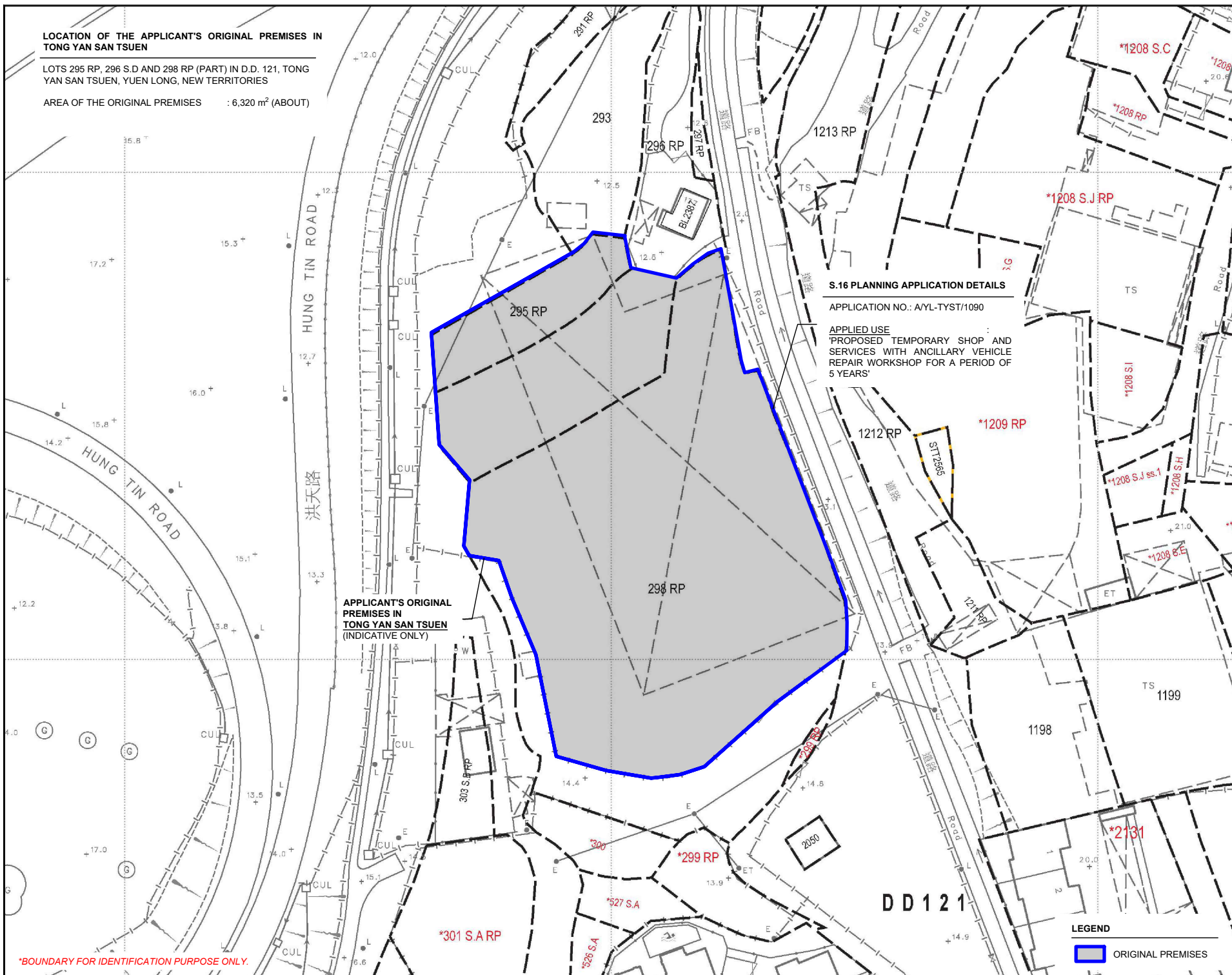
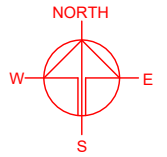
PLAN 3

VER.

001



AREA OF THE ORIGINAL PREMISES : 6,320 m<sup>2</sup> (ABOUT)



APPLIED USE :  
'PROPOSED TEMPORARY SHOP AND  
SERVICES WITH ANCILLARY VEHICLE  
REPAIR WORKSHOP FOR A PERIOD OF  
5 YEARS'

**APPLICANT'S ORIGINAL  
PREMISES IN  
TONG YAN SAN TSUEN**  
(INDICATIVE ONLY)

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND  
D.D.100, LIN TONG MEI,  
FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

DATE \_\_\_\_\_

11.4.2024

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED BY:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

VER.

PLAN 4

001

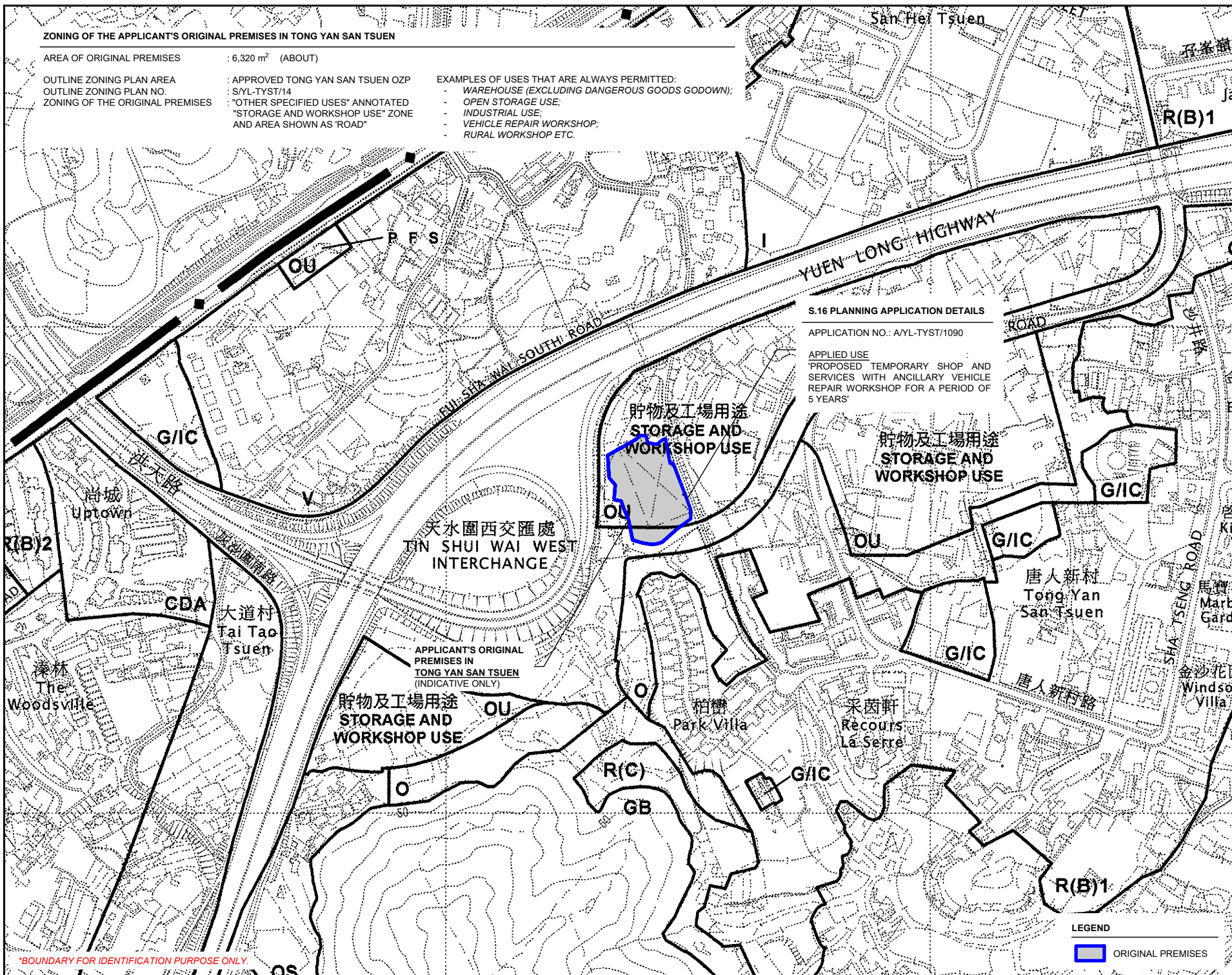


ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

AREA OF ORIGINAL PREMISES : 6,320 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN AREA : APPROVED TONG YAN SAN TSUEN OZP  
OUTLINE ZONING PLAN NO. : SYL-TYST/14  
ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED  
"STORAGE AND WORKSHOP USE" ZONE  
AND AREA SHOWN AS "ROAD"

EXAMPLES OF USES THAT ARE ALWAYS PERMITTED:  
- WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN);  
- OPEN STORAGE USE;  
- INDUSTRIAL USE;  
- VEHICLE REPAIR WORKSHOP;  
- RURAL WORKSHOP ETC.



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-TYST/1090

APPLIED USE  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

貯物及工場用途  
STORAGE AND WORKSHOP USE

貯物及工場用途  
STORAGE AND WORKSHOP USE

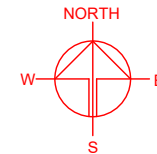
貯物及工場用途  
STORAGE AND WORKSHOP USE

唐人新村  
Tong Yan San Tsuen

唐人新村路

柏樹  
Park Villa

采茵軒  
Recours La Serre



PLANNING CONSULTANT



PROJECT  
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE  
1 : 5000 @ A4

DRAWN BY  
MN 11.4.2024

CHECKED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
OP (LOCATION PLAN)

DWG NO.  
PLAN 5

VER.  
001

LEGEND

ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LAND RESUMPTION FOR YUEN LONG SOUTH DEVELOPMENT AREA

RESUMPTION OF LAND FOR THE FIRST PHASE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA, UNDER SECTION 4 OF LAND RESUMPTION ORDINANCE (CHAPTER 124).

GOVERNMENT NOTICE

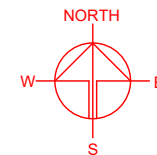
: G.N. 2466

LAND RESUMPTION FOR YUEN LONG SOUTH DEVELOPMENT AREA

RESUMPTION OF LAND FOR PWP ITEM NOS. 7817 CL AND 7827 CL (PART) ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT STAGE 1 WORKS AND STAGE 2 WORKS PHASE 1, UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370).

GOVERNMENT NOTICE

: G.N. 2414



APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

LEGEND

ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND RESUMPTION PLAN

DWG. NO.

PLAN 6

VER.

001

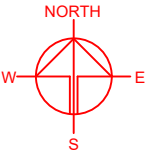


**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES**

VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

**LOCATION OF THE APPLICATION SITE**

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY	DATE
LT	21.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO.	VER.
PLAN 7	001



# EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,603 m<sup>2</sup> (ABOUT)

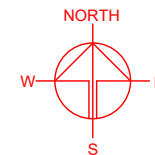
AERIAL PHOTO NO. : E185413C

DATE OF PHOTO : 23/2/2023

SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

11.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

## LEGEND



APPLICATION SITE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 8

VER.

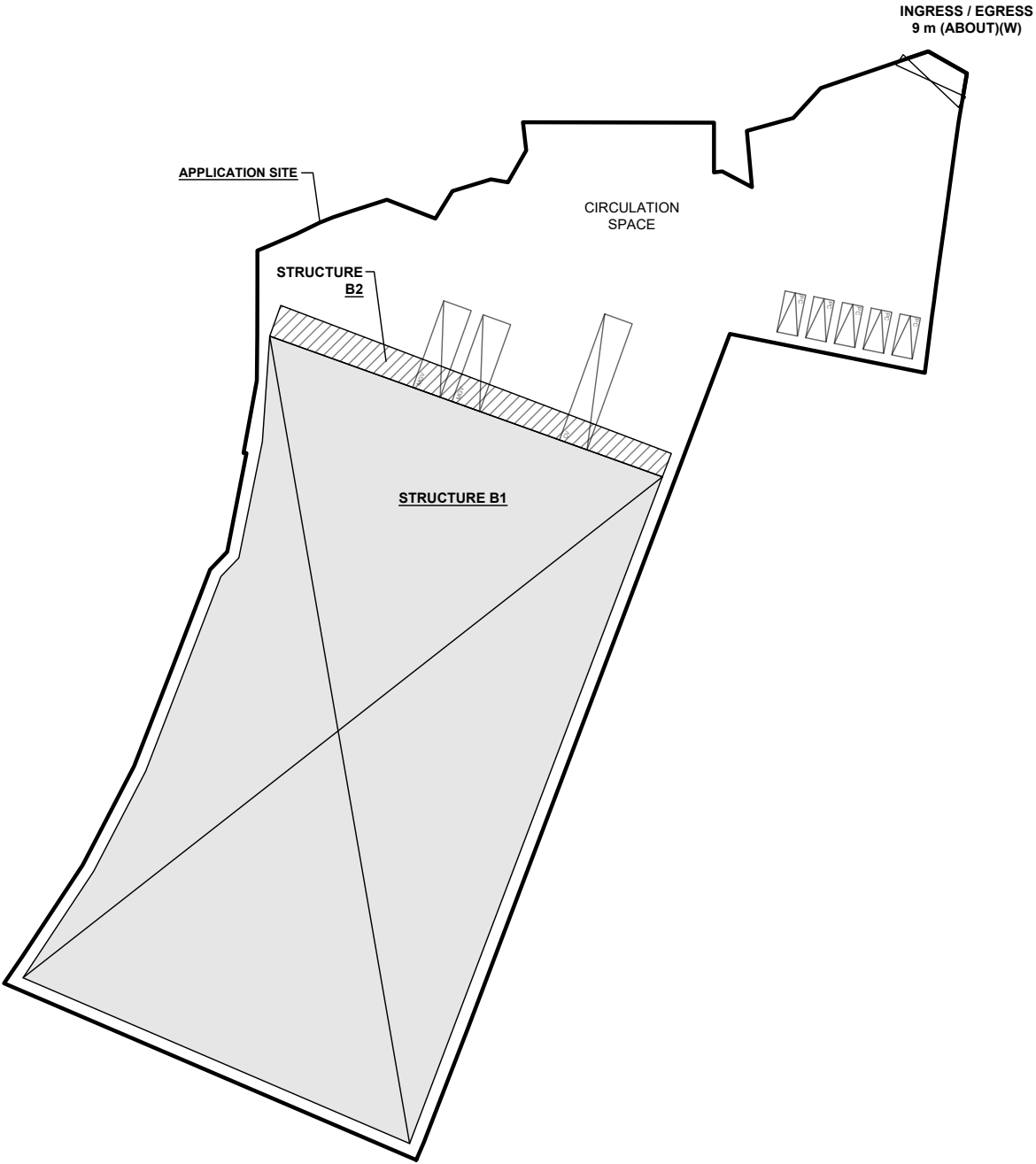
001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,603 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 4,053 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,550 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.61	(ABOUT)
SITE COVERAGE	: 61 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 4,053 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 4,053 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m - 11 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	3,881 m <sup>2</sup> (ABOUT)	3,881 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	172 m <sup>2</sup> (ABOUT)	172 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		4,053 m <sup>2</sup> (ABOUT)	4,053 m <sup>2</sup> (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE (MGV)	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE (CV)	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

18.6.2024

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 9

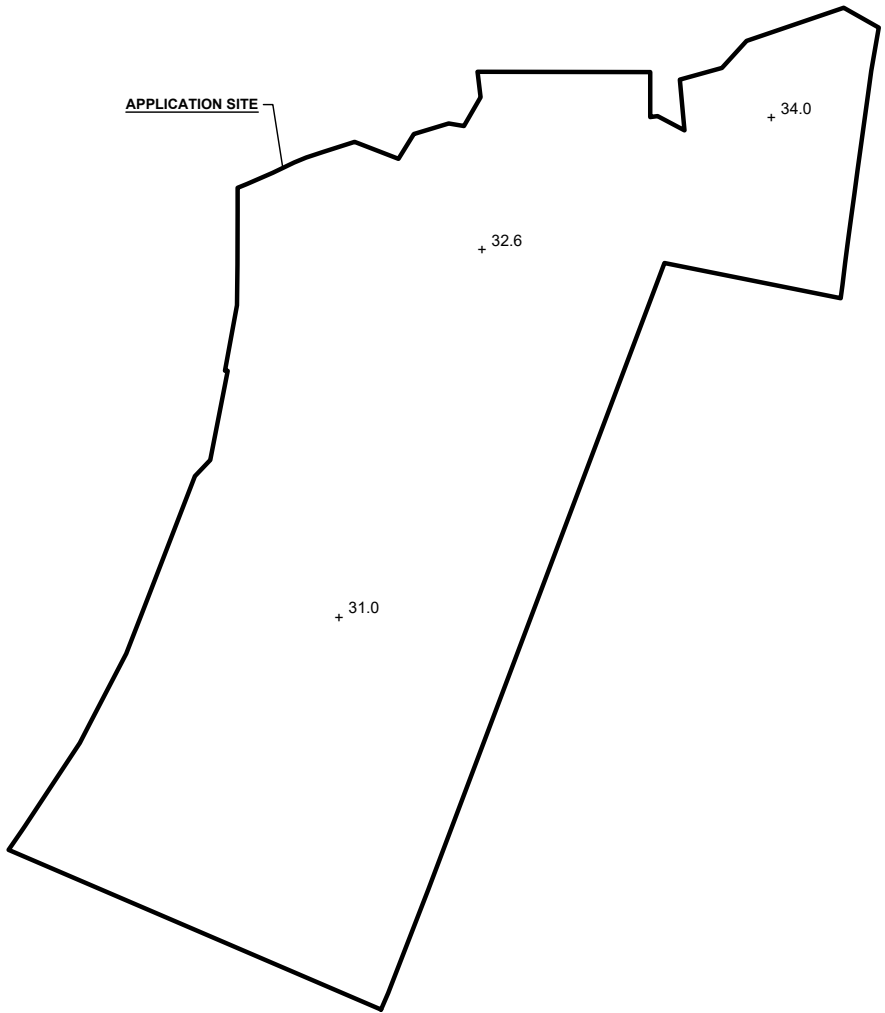
VER.

001



EXISTING CONDITION OF THE APPLICATION SITE

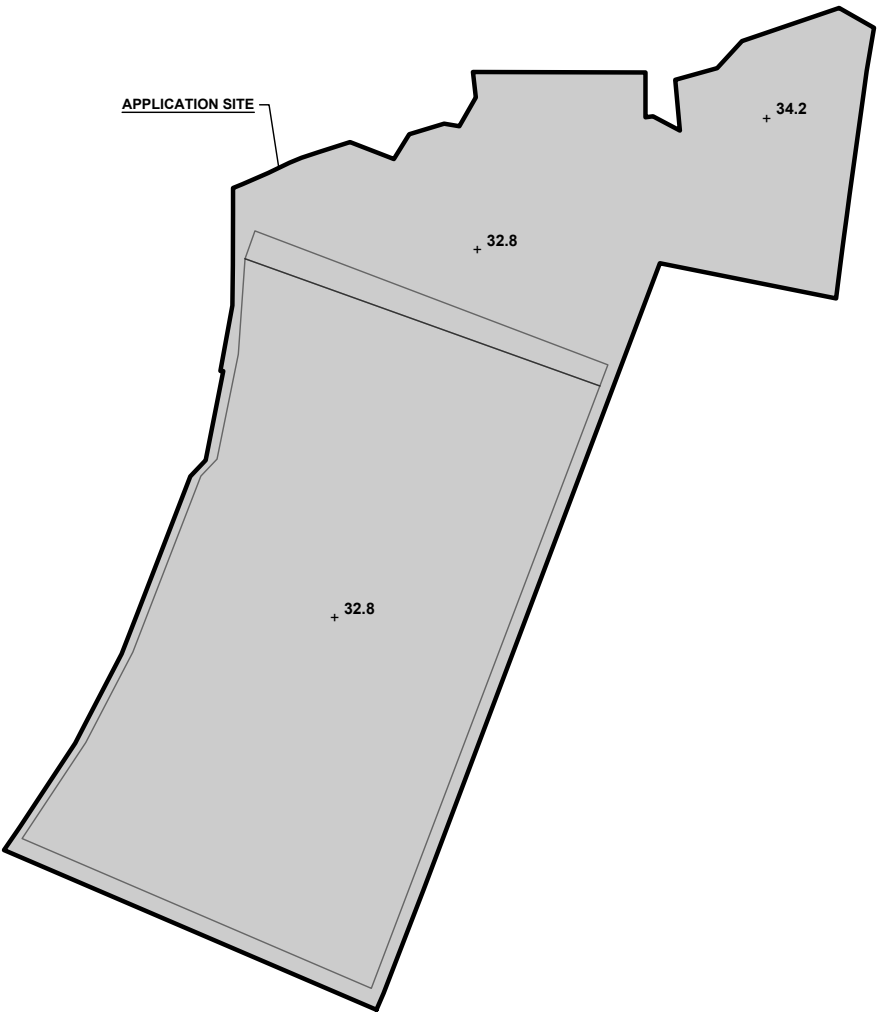
APPLICATION SITE AREA	: 6,603 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +31.0 mPD - +34.0 mPD	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	



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

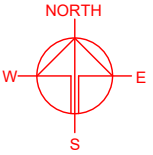
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 6,603 m <sup>2</sup>	(ABOUT)
FILLING OF LAND AREA	: 6,603 m <sup>2</sup>	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PROPOSED DEPTH OF FILLING	: NOT MORE THAN 1.8 m	
PROPOSED SITE LEVELS	: +32.8 - +34.2 mPD	(ABOUT)
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE, PARKING SPACES AND CIRCULATION AREA	



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND  
D.D.100, LIN TONG MEI,  
FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	11.4.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND

DWG NO.  
PLAN 10

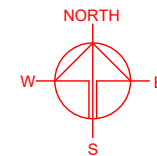
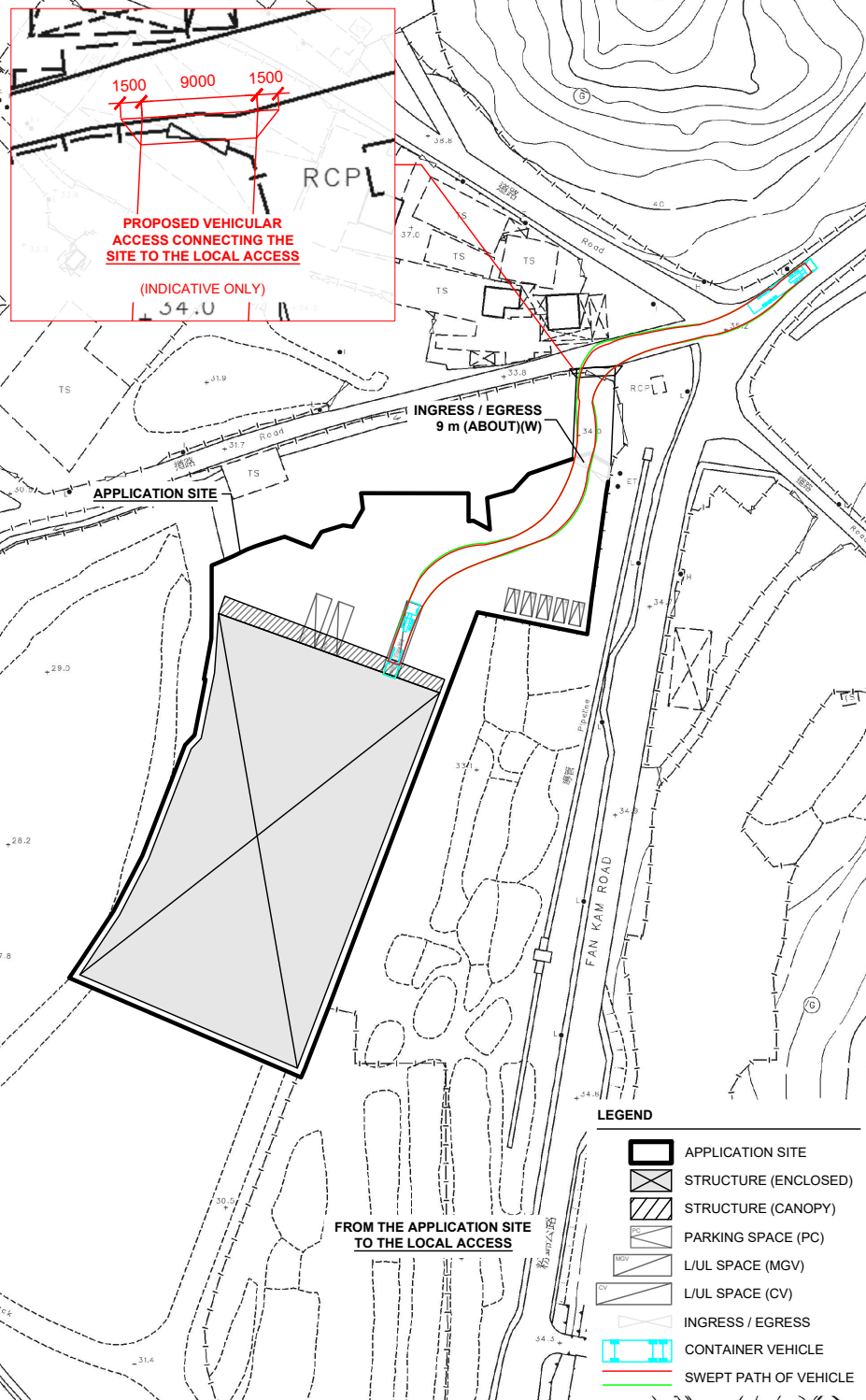
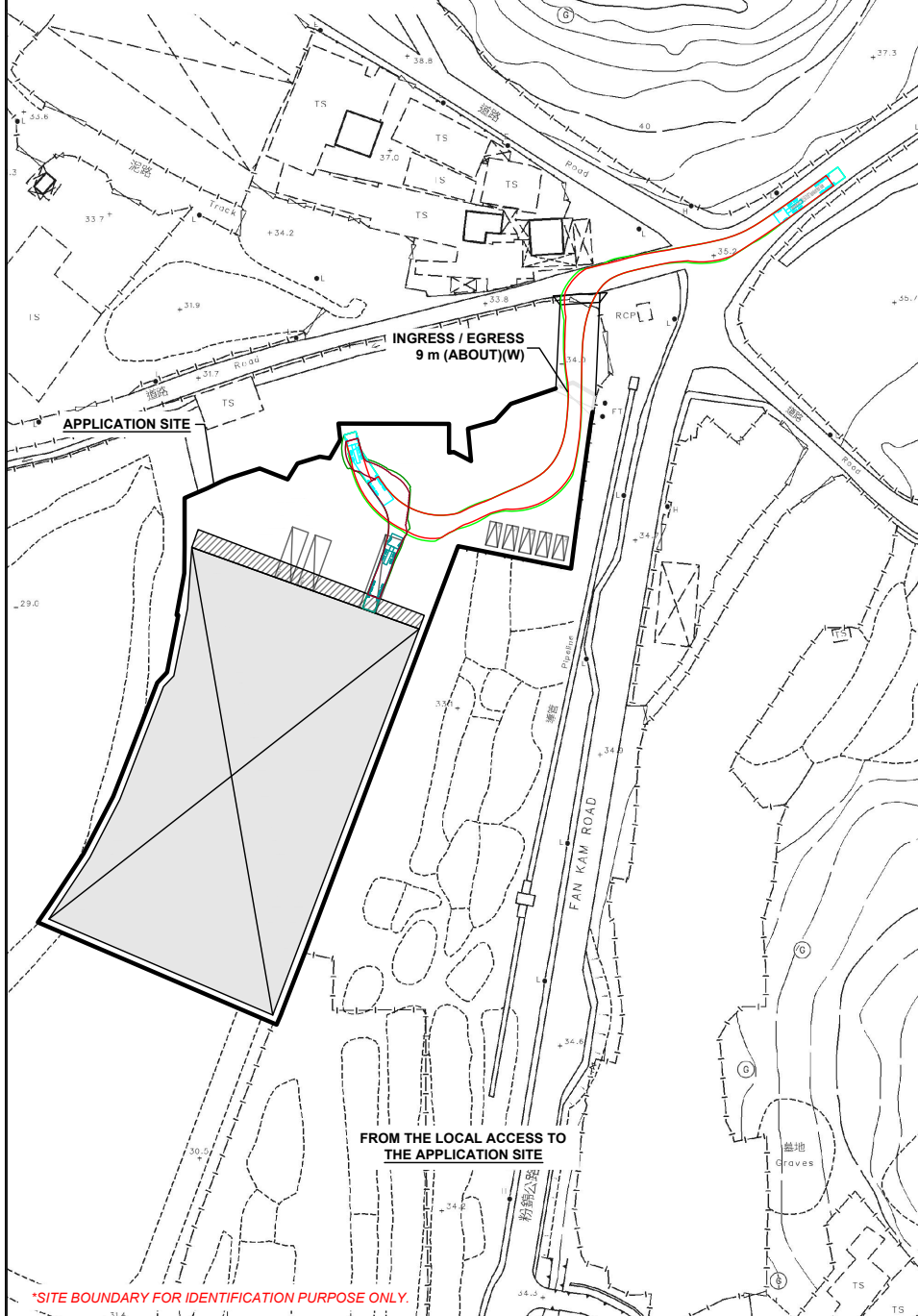
VER.  
001



# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE 1: 1500 @ A4	
DRAWN BY MN	DATE 11.4.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG NO. PLAN 11	VER. 001