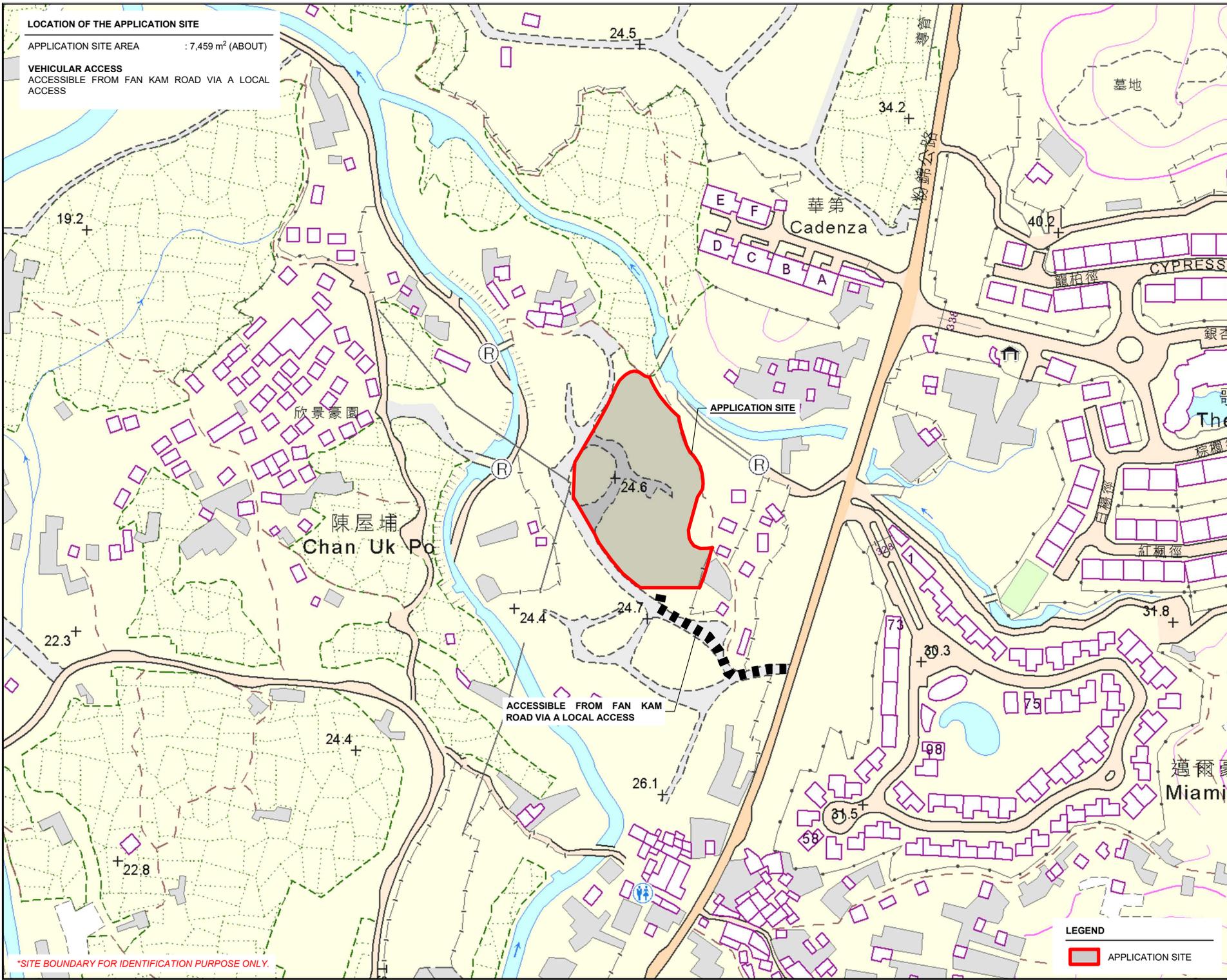
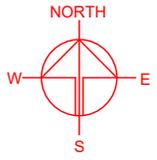


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,459 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL
ACCESS



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

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE
1: 3000 @ A4

DRAWN BY: MN DATE: 13.10.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG. NO. PLAN 1 VER. 001

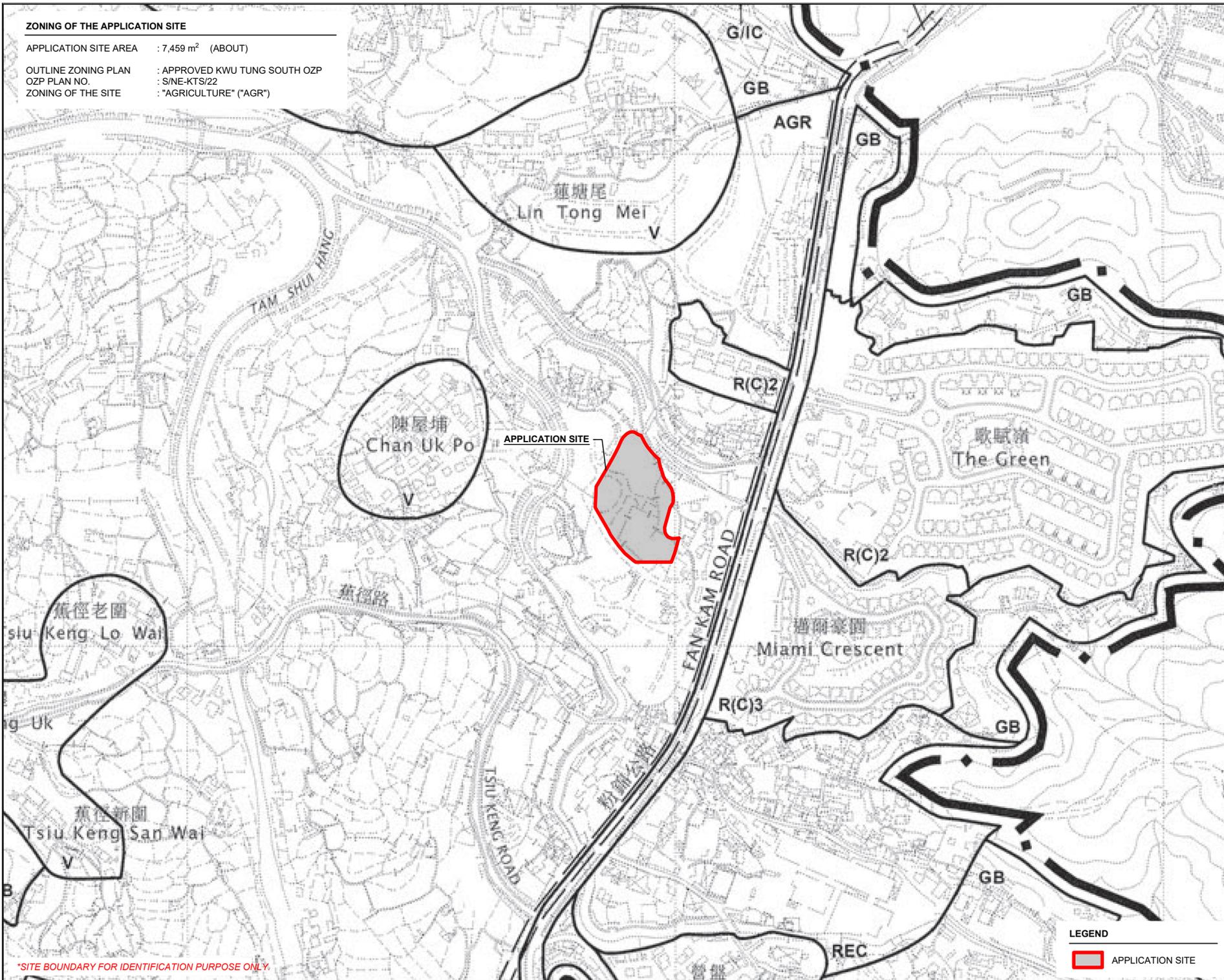
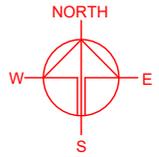
LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,459 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KWU TUNG SOUTH OZP
 OZP PLAN NO. : S/NE-KTS/22
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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)

SITE LOCATION

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY: MN DATE: 13.10.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 ZONING PLAN

DWG. NO.: PLAN 2 VER.: 001

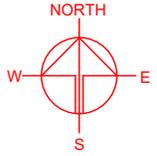
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN FANLING

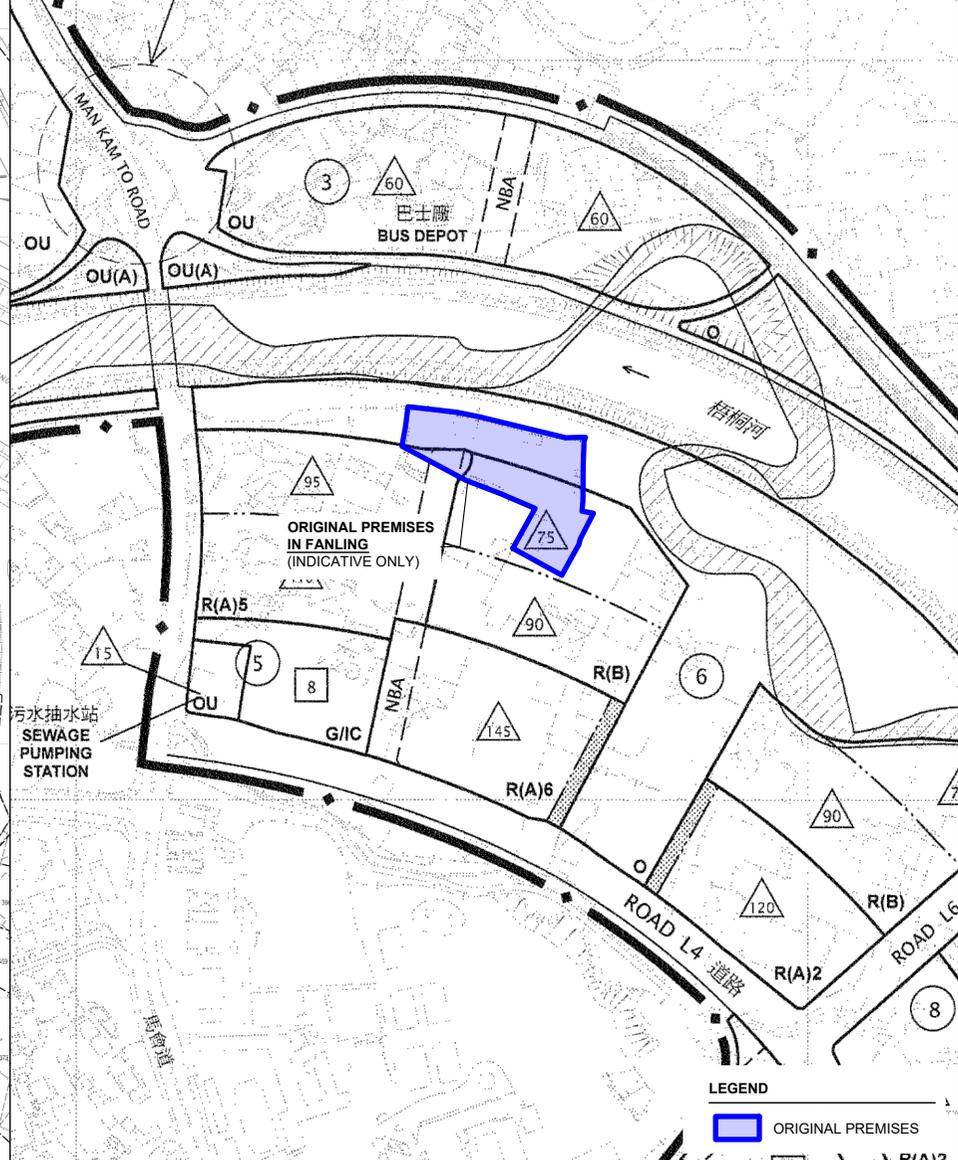
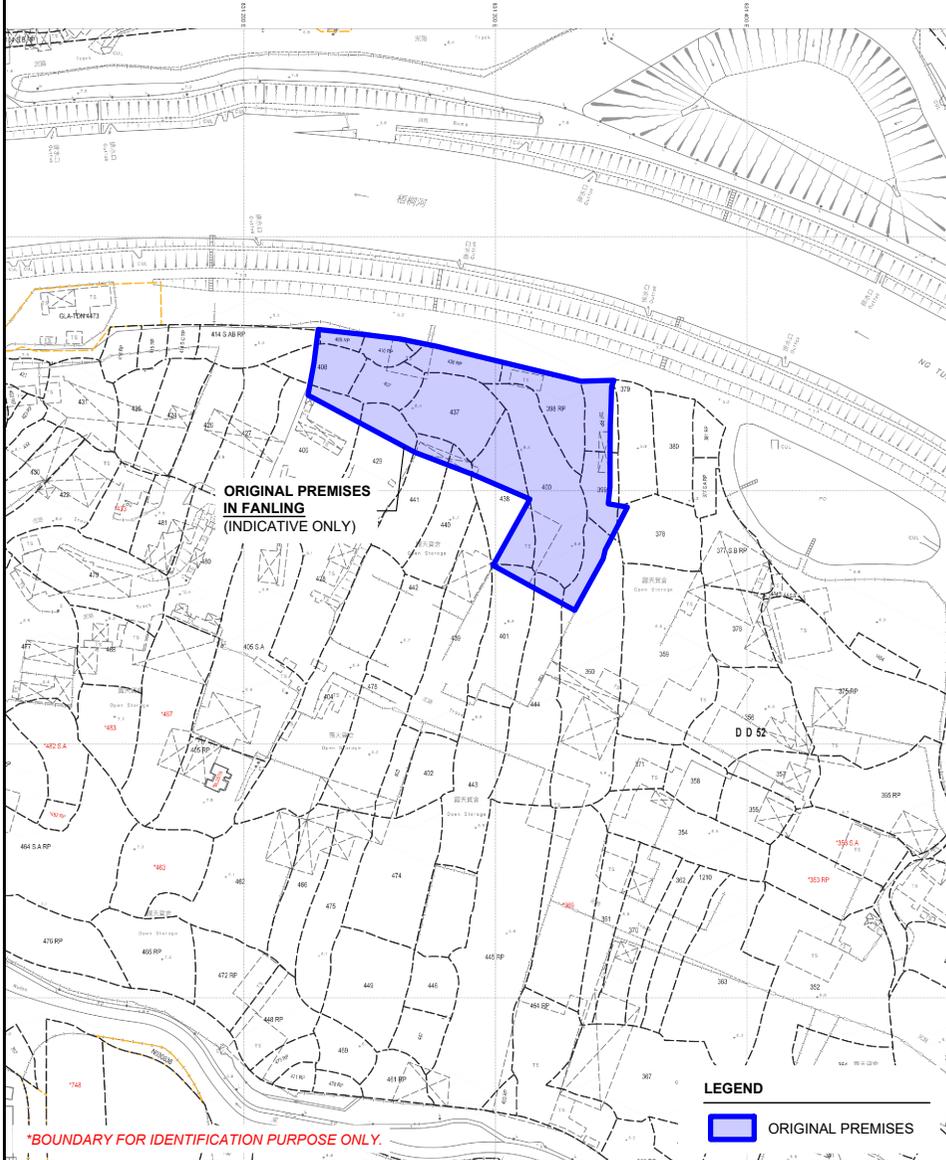
AREA OF PREMISES : 6,574 m² (ABOUT)
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
 AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
 LOCATION : VARIOUS LOTS IN D.D. 52, FANLING, NEW TERRITORIES (FORMERLY)
 THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN FANLING

OUTLINE ZONING PLAN AREA : APPROVED FANLING NORTH OZP
 OUTLINE ZONING PLAN NO. : S/FLN/4
 ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)5" ("R(A)5"),
 "RESIDENTIAL (GROUP B)" ("R(B)")
 AND AREA SHOWN AS "ROAD"



地段索引圖 LOT INDEX PLAN



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

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE

1 : 3000 / 5000 @ A4

DRAWN BY

MN

DATE

29.9.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

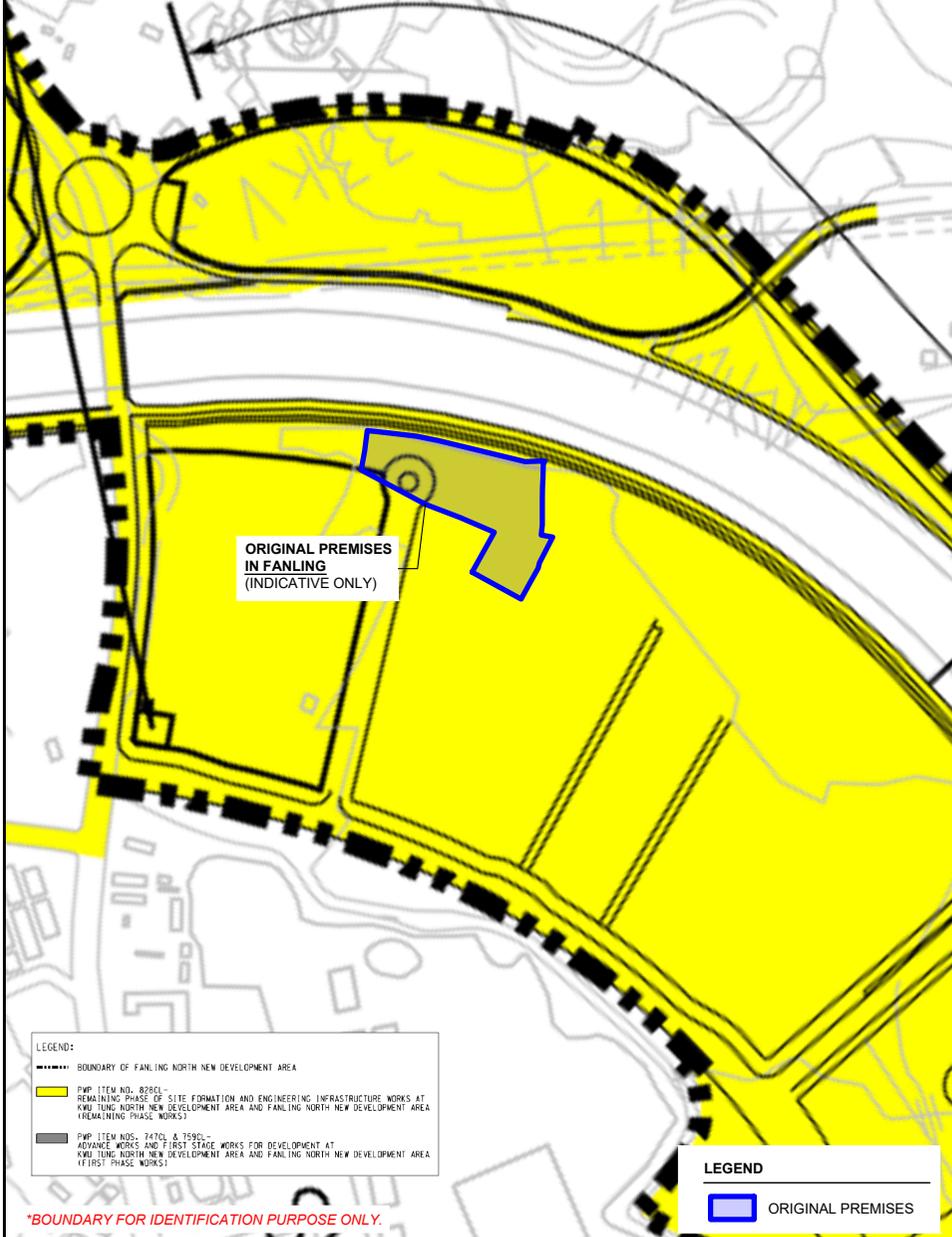
PLAN 4

VER.

001

DEVELOPMENT SCHEDULE OF FANLING NORTH NEW DEVELOPMENT AREA

DEVELOPMENT PHASING OF THE SITE : REMAINING PHASE DEVELOPMENT



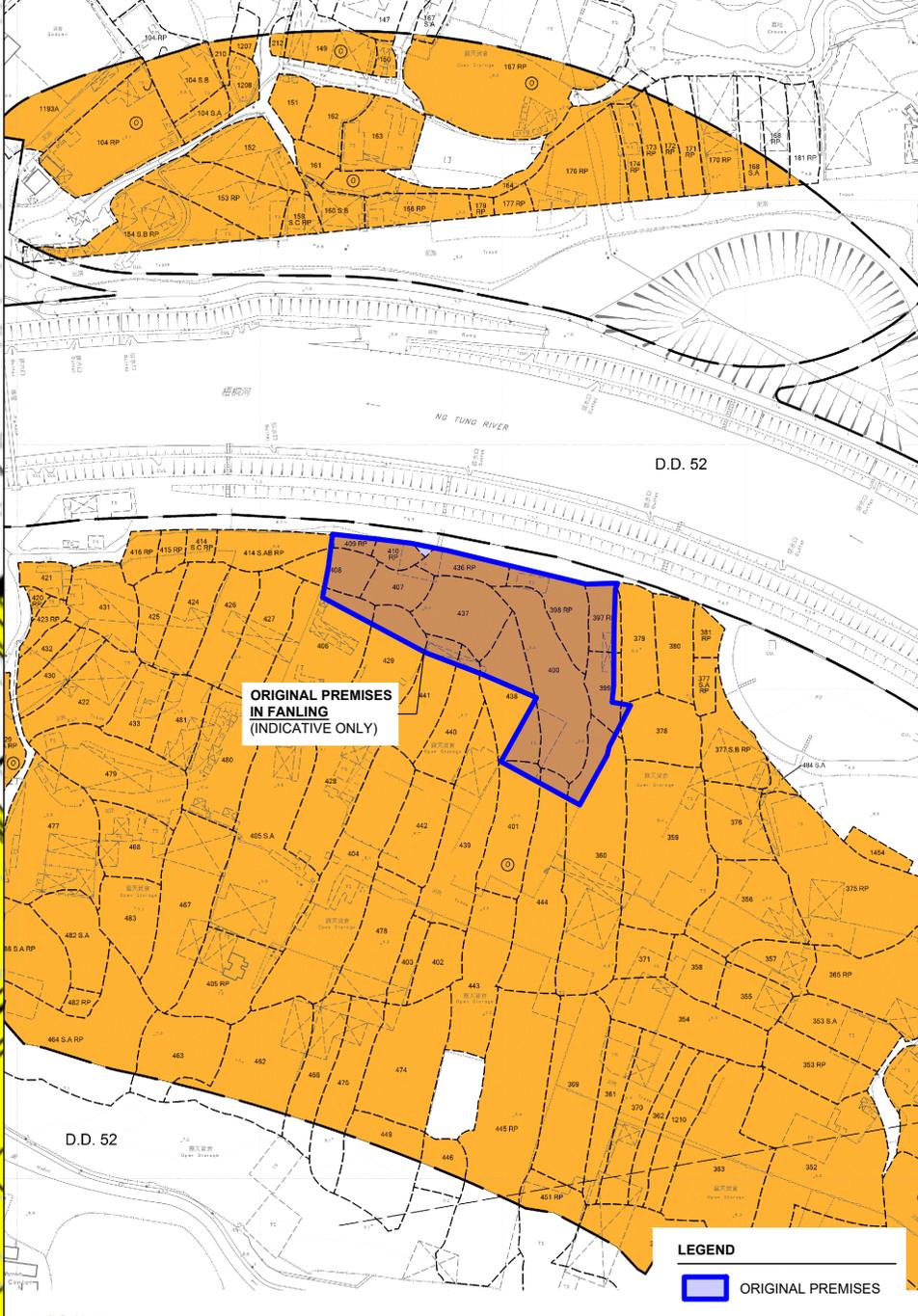
LEGEND:
 - - - - - BOUNDARY OF FANLING NORTH NEW DEVELOPMENT AREA
 PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
 PWP ITEM NOS. 747CL & 759CL - ADVANCE WORKS AND FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (FIRST PHASE WORKS)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
 ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 205
 RESUMPTION PLAN NO. : DNM5339a (SHEET 5)
 SOURCE OF PLAN : LANDS DEPARTMENT



D.D. 52

D.D. 52

LEGEND
 ORIGINAL PREMISES



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE
 1 : 5000 / 3000 @ A4

DRAWN BY MN	DATE 29.9.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP - PHASING & RESUMPTION	
DWG. NO. PLAN 5	VER. 001

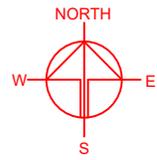
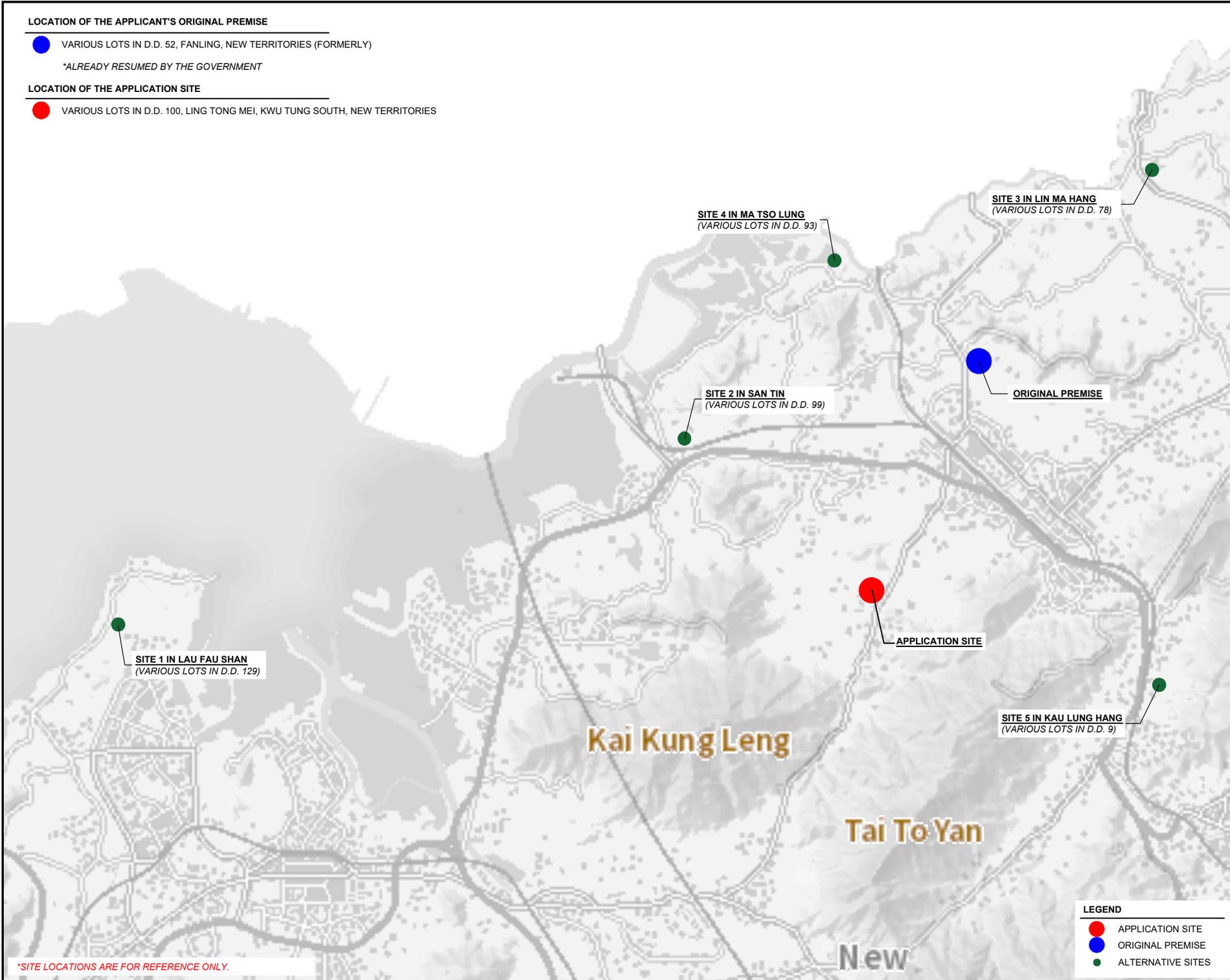
LOCATION OF THE APPLICANT'S ORIGINAL PREMISE

● VARIOUS LOTS IN D.D. 52, FANLING, NEW TERRITORIES (FORMERLY)

**ALREADY RESUMED BY THE GOVERNMENT*

LOCATION OF THE APPLICATION SITE

● VARIOUS LOTS IN D.D. 100, LING TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES



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

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE
INDICATIVE @ A4

DRAWN BY DN	DATE 15.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
ALTERNATIVE SITES

DWG NO. PLAN 6	VER. 001
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LEGEND

- APPLICATION SITE
- ORIGINAL PREMISE
- ALTERNATIVE SITES

**SITE LOCATIONS ARE FOR REFERENCE ONLY.*

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,459 m² (ABOUT)
 SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



APPLICATION SITE

FAW KAM ROAD

Open Storage

Miami Crescent House 1
 Miami Crescent House 2
 Miami Crescent House
 Miami Crescent 5 Miami
 House 78 Crescent House 7
 Miami Crescent House 72 Miami Miami Cre
 Miami Crescent House
 Miami Crescent House 69
 Miami Crescent House 68 Miami Cr
 Miami Crescent House 67
 Miami
 Crescent
 Miami House 65
 Crescent House 60

Tsin Keng

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

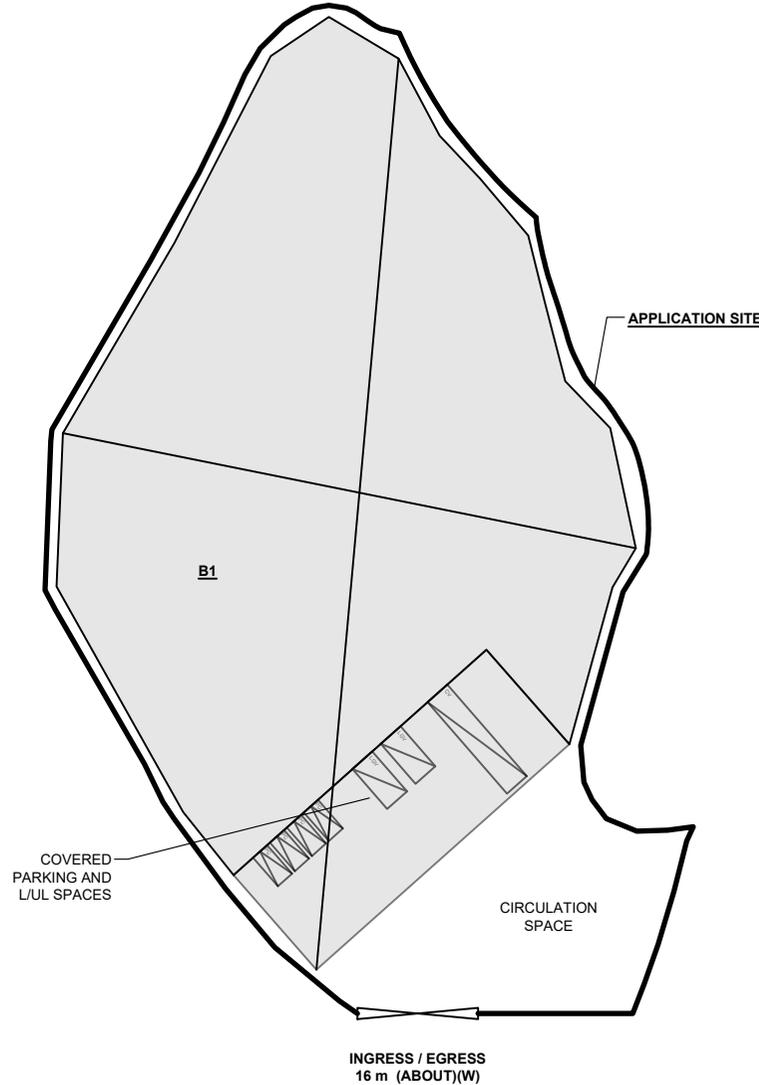
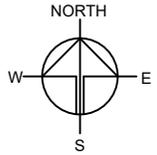
PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES	
SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	13.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
AERIAL PHOTO	
DWG NO.	VER.
PLAN 7	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,459 m ²	(ABOUT)
COVERED AREA	: 5,993 m ²	(ABOUT)
UNCOVERED AREA	: 1,466 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 80%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,986 m ²	(ABOUT)
TOTAL GFA	: 11,986 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), ANCILLARY OFFICE, WASHROOM, AND COVERED PARKING AND L/UL SPACES	5,993 m ² (ABOUT)	11,986 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		5,993 m² (ABOUT)	11,986 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



PARKING PROVISIONS

NO. OF PRIVATE CAR (PC) 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 (LGV)	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE (CV)	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS

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

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE

1 : 1000 @ A4

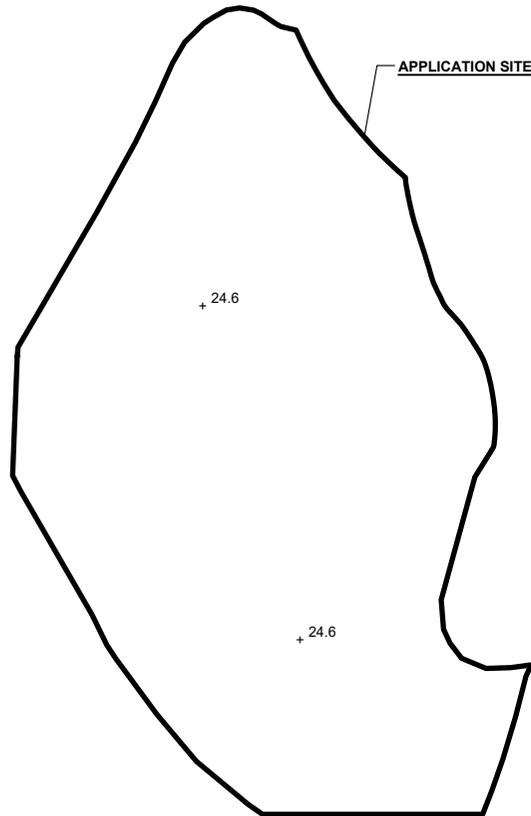
DRAWN BY MN	DATE 13.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,459 m² (ABOUT)
 EXISTING SITE LEVELS : +24.6 mPD (ABOUT)
 SITE SURFACE : SOILED GROUND



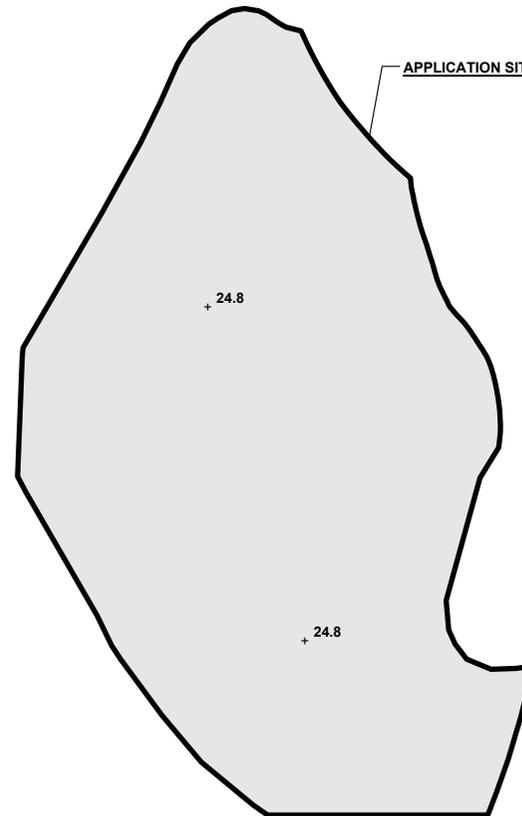
LEGEND

-  APPLICATION SITE
-  EXISTING SITE LEVEL

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

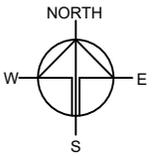
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 7,459 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 7,459 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m (ABOUT)
 PROPOSED SITE LEVELS : +24.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : PARKING AND LOADING / UNLOADING SPACE,
 SITE FORMATION OF STRUCTURE AND
 CIRCULATION SPACE



LEGEND

-  APPLICATION SITE
-  FILLING OF LAND AREA
-  PROPOSED SITE LEVEL



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

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

SCALE

1 : 1250 @ A4

DRAWN BY	DATE
MN	13.10.2025

REVISED BY	DATE

APPROVED BY	DATE

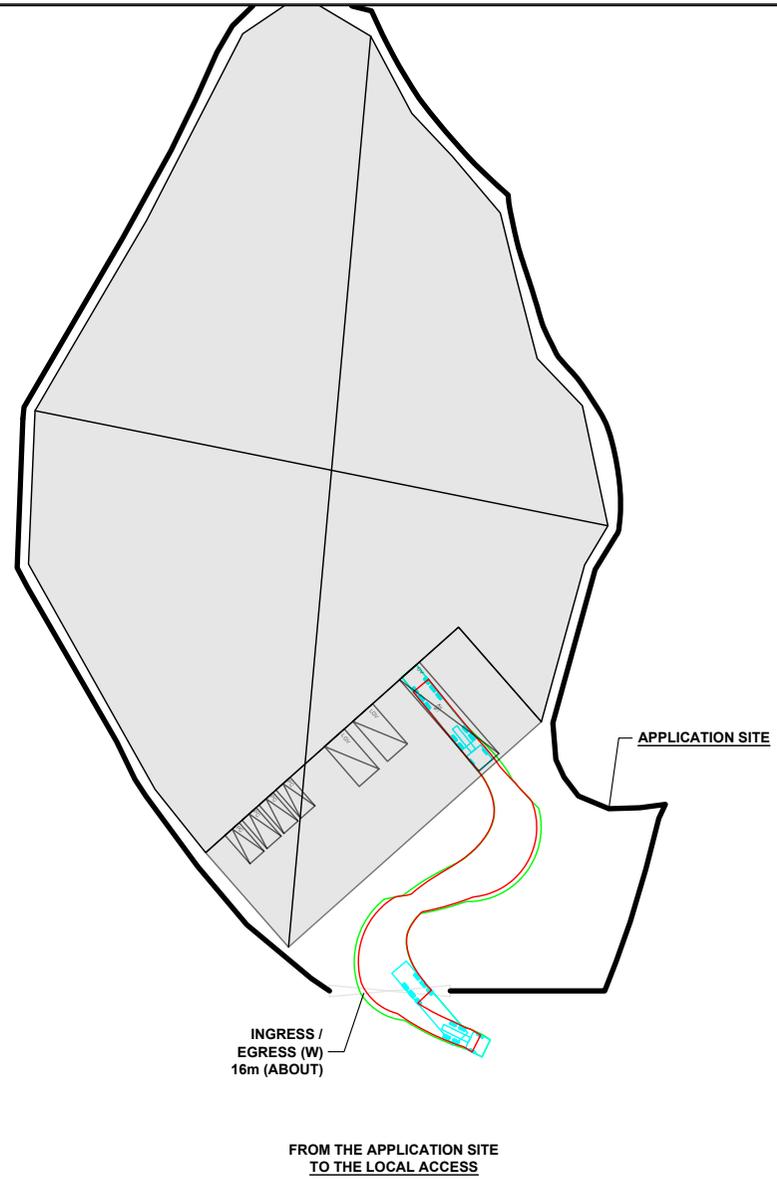
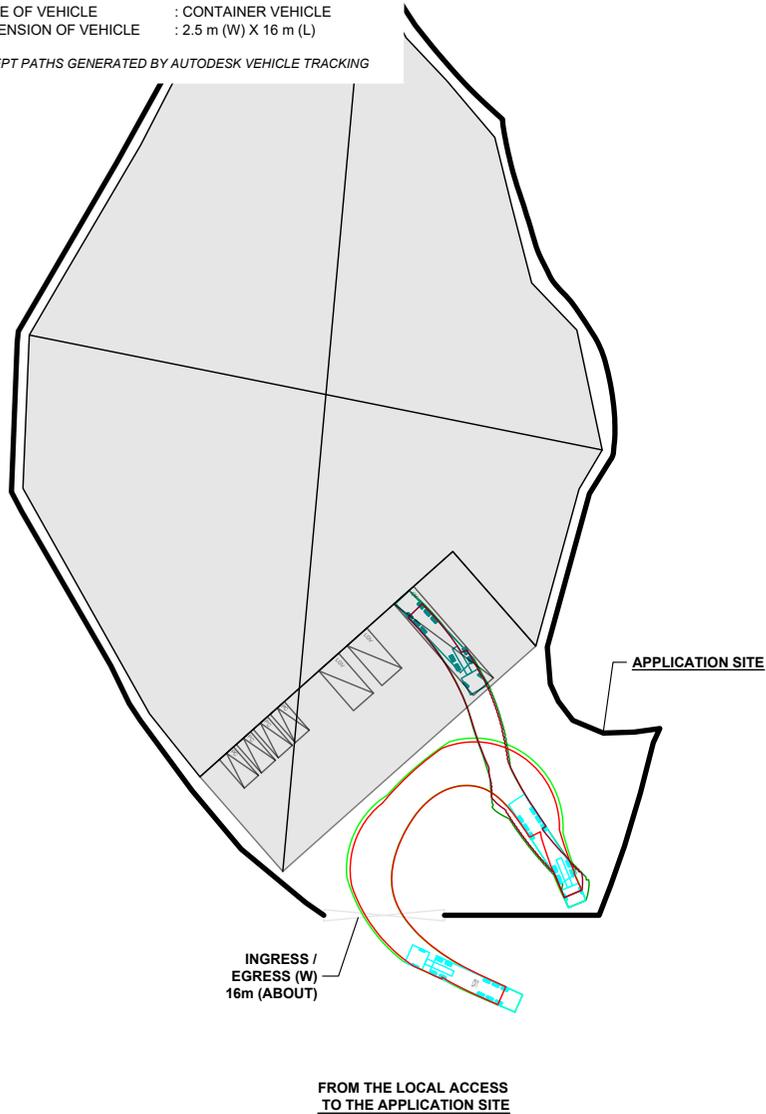
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 9	VER. 001
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SWEPT PATH ANALYSIS

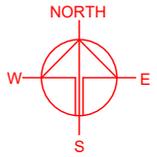
TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



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

VARIOUS LOTS IN D.D. 100, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITOREIS

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 13.10.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: SWEPT PATH ANALYSIS (CV)

DWG NO.: PLAN 10 VER.: 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.