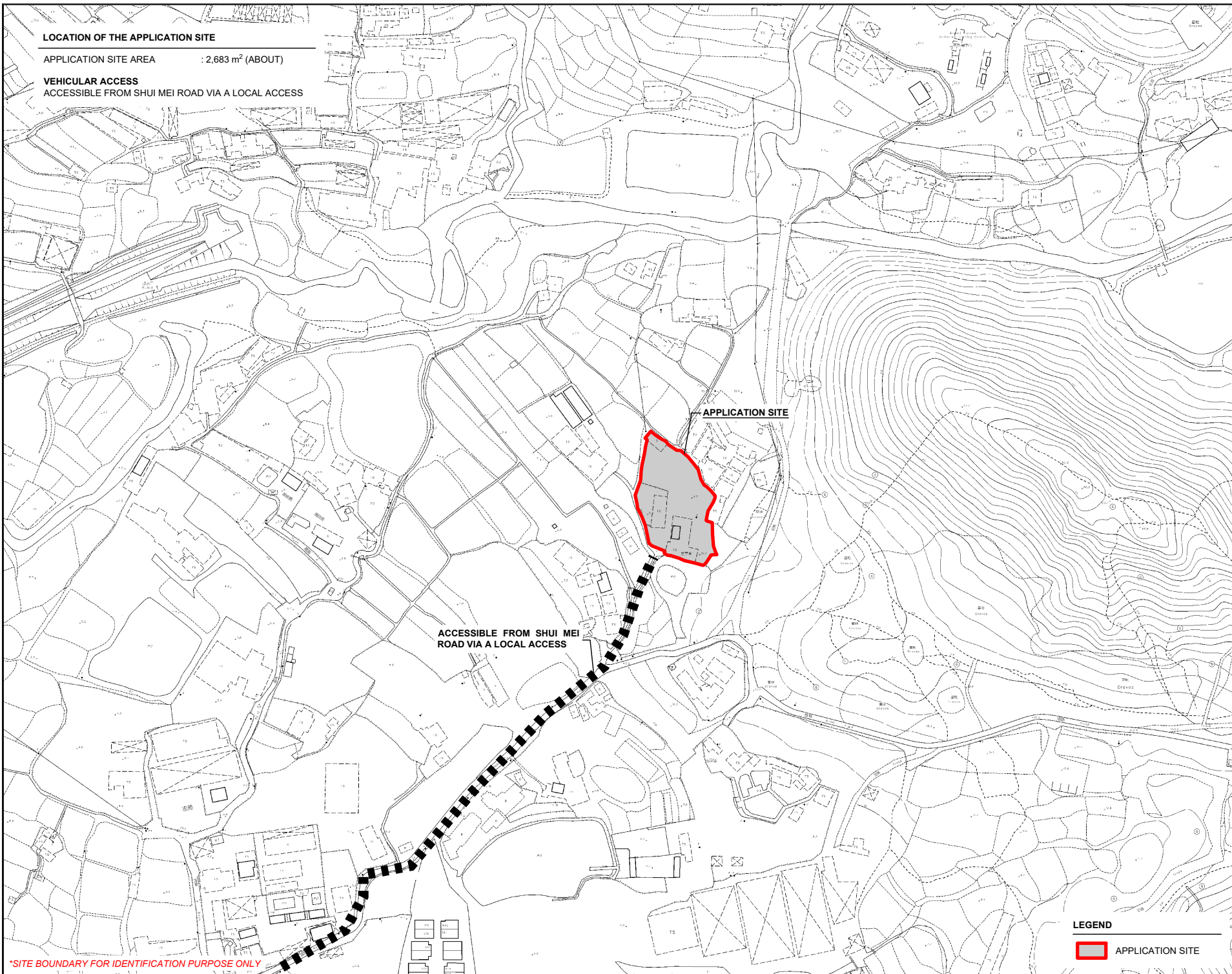
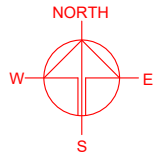


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHUI MEI  
ROAD VIA A 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

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

8.4.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : S/YL-KTN/11  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

逢吉鄉  
Fung Kat Heung

FUNG KAT HEUNG

I(D)

CA

CA

AGR

CDA(1)

APPLICATION SITE

CA

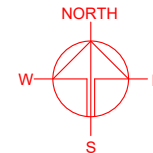
園山  
YUEN SHA

MEI ROAD

LEGEND

APPLICATION SITE

\*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

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

8.4.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

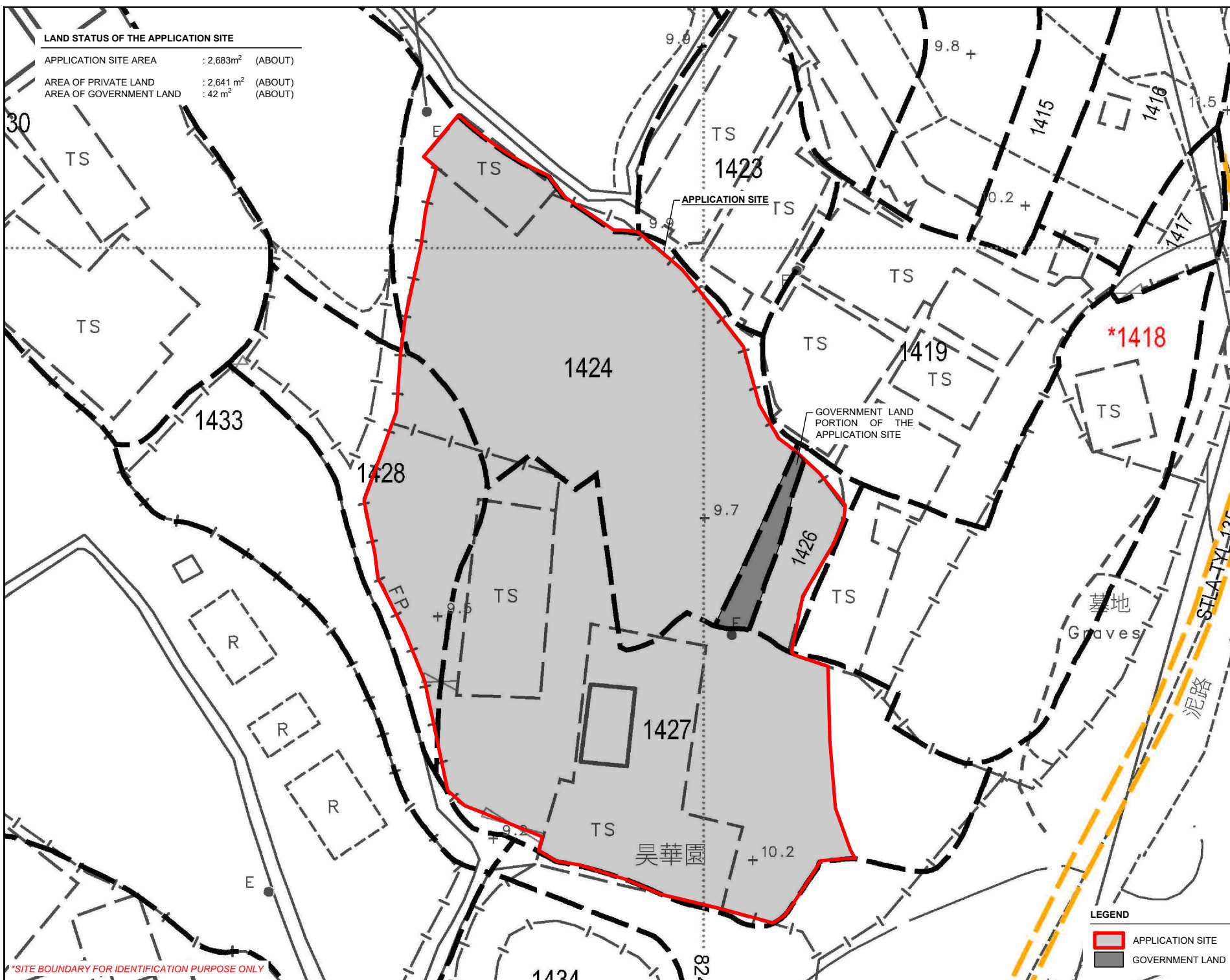
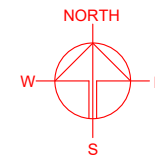
VER.

001



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,683m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 2,641 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 42 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

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. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

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APPROVED BY

DATE

8.4.2025

DATE

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

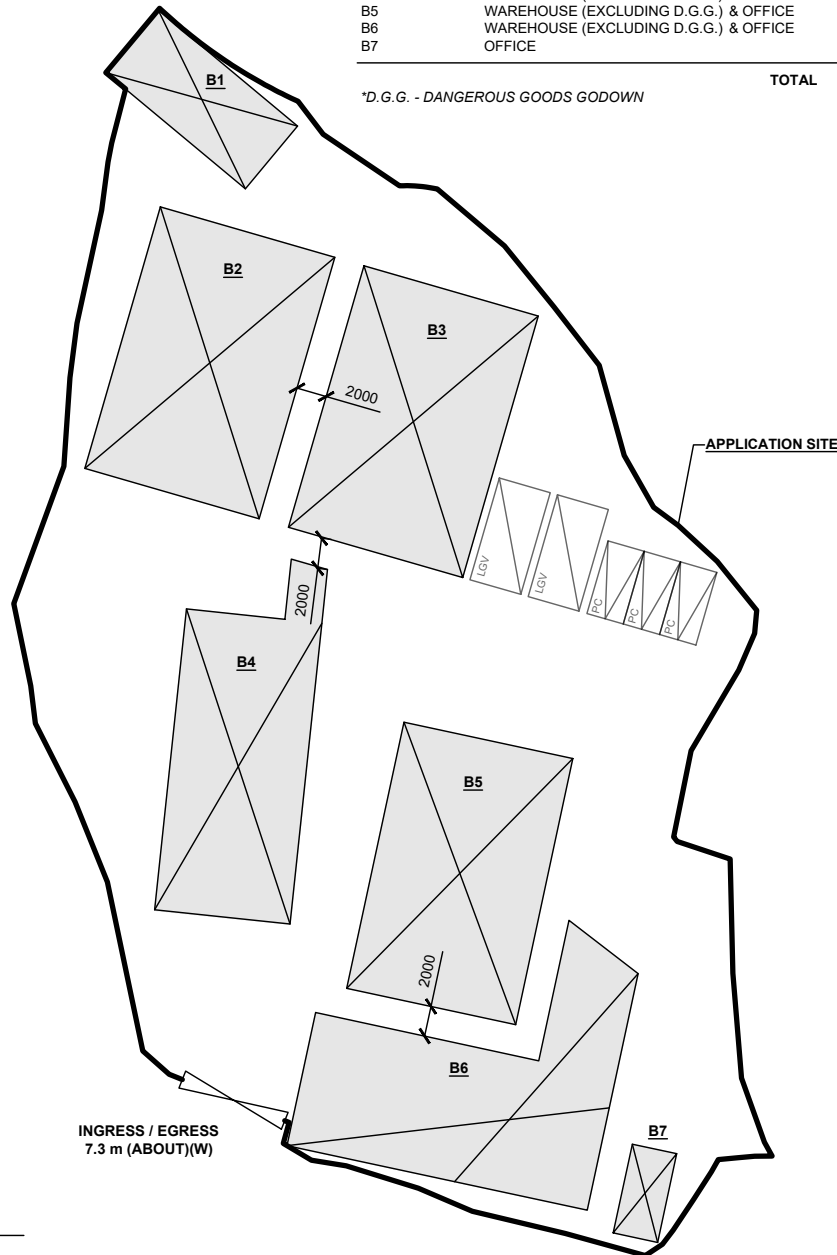
# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,683 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,136 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,547 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.42	(ABOUT)
SITE COVERAGE	: 42 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,136 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,136 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	65 m <sup>2</sup> (ABOUT)	65 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	189 m <sup>2</sup> (ABOUT)	189 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	206 m <sup>2</sup> (ABOUT)	206 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	226 m <sup>2</sup> (ABOUT)	226 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B7	OFFICE	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)

\*D.G.G. - DANGEROUS GOODS GODOWN

**TOTAL 1,136 m<sup>2</sup> (ABOUT) 1,136 m<sup>2</sup> (ABOUT)**

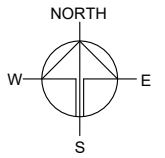


## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	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. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN



DWG NO. PLAN 4	VER. 001
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APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)  
SITE LEVELS BEFORE FILLING OF LAND : +9.3 mPD TO +10.0 mPD (ABOUT)



LEGEND

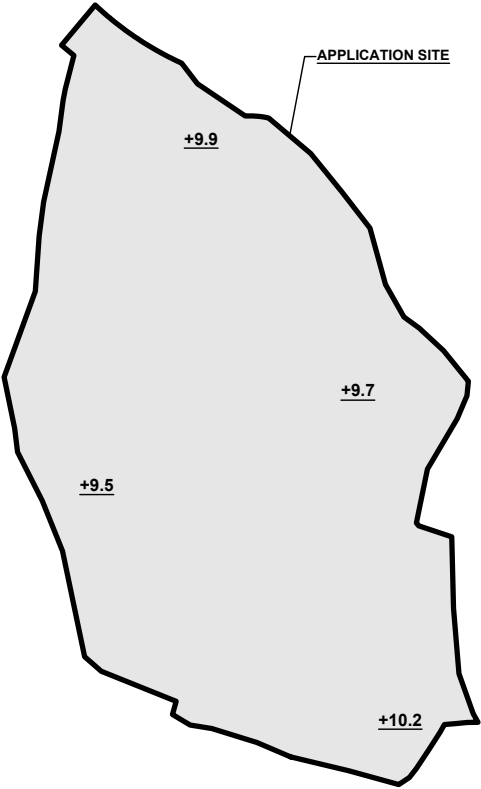
 APPLICATION SITE  
 +3.4 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.




EXISTING FILLING OF LAND AREA

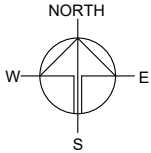
APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)  
COVERED BY STRUCTURE : 1,136 m<sup>2</sup> (ABOUT)  
EXISTING FILLED AREA : 2,683 m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
PROPOSED SITE LEVELS : +9.5 mPD TO +10.2 mPD (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE.  
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

 APPLICATION SITE  
 LAND FILLING AREA AFTER FILLING  
 +3.4 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. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

8.4.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 5

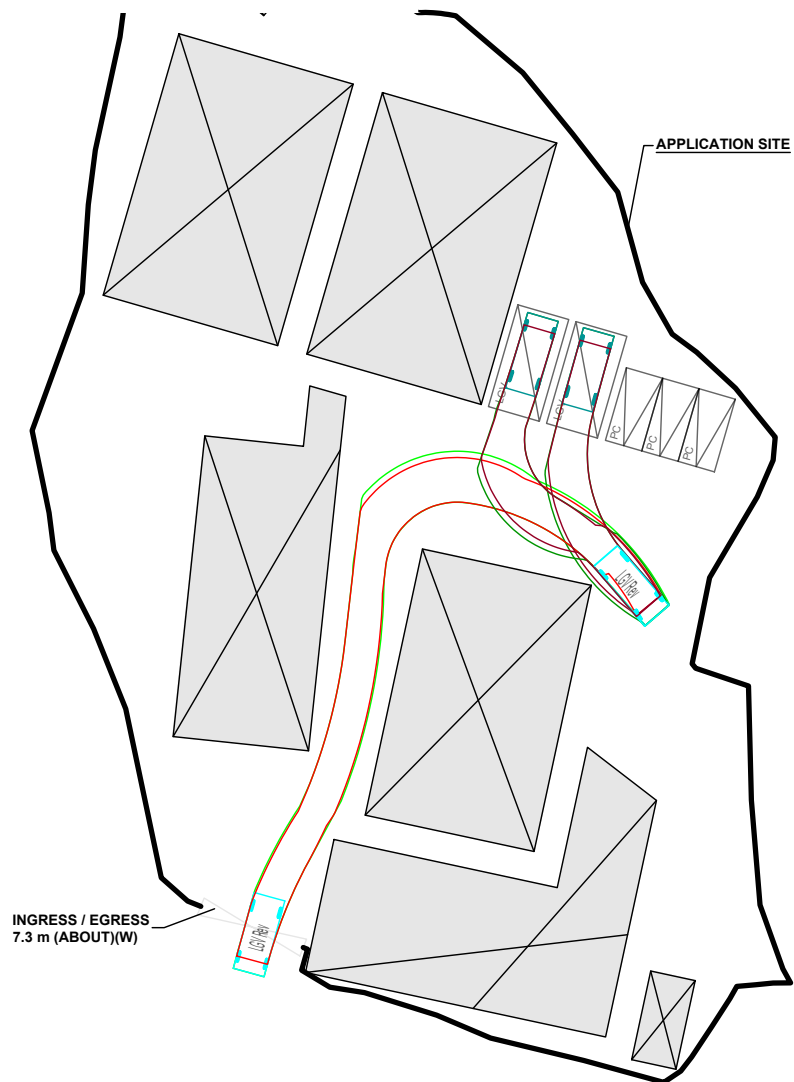
VER.

001

# SWEPT PATH ANALYSIS

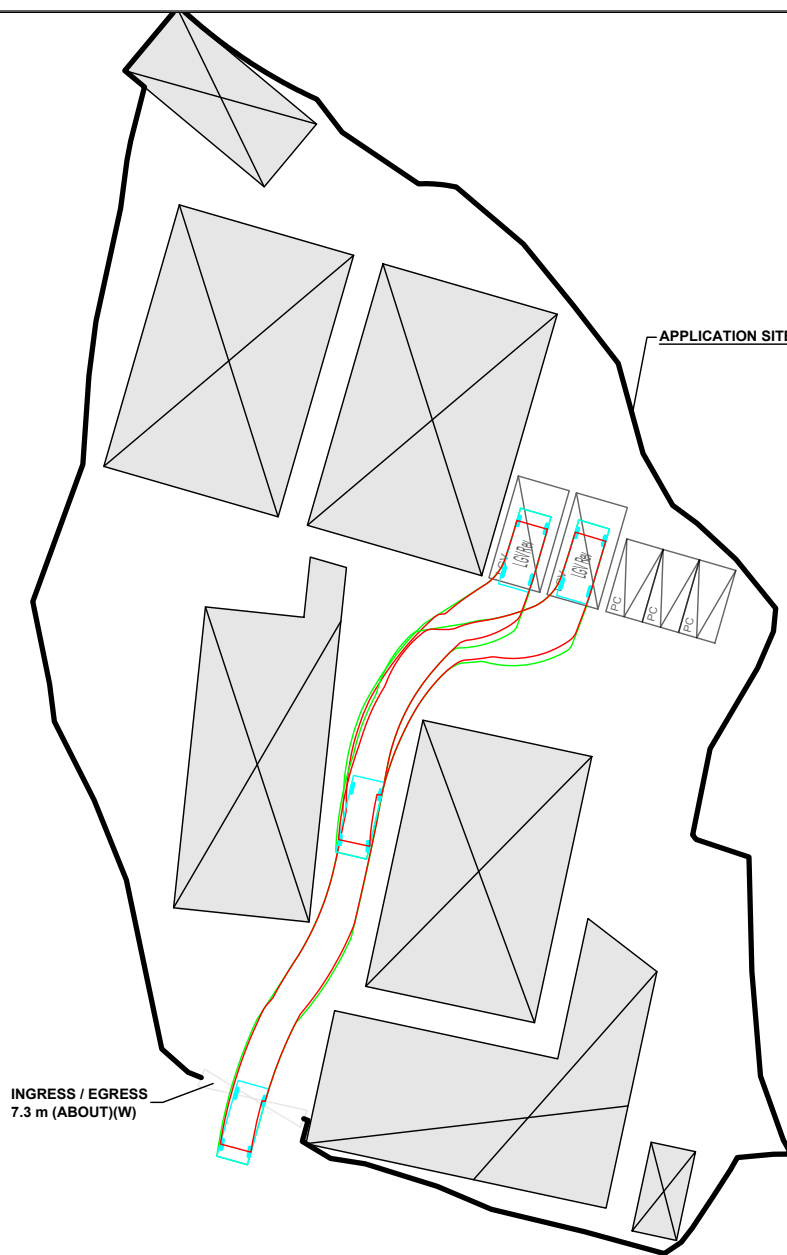
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

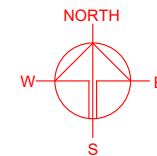
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

## LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS 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. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 15.8.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO. VER.

PLAN 6 001