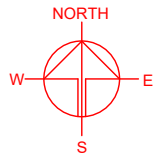


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA FUNG KAT HEUNG ROAD, MEI FUNG ROAD AND A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM MEI FUNG ROAD AND A LOCAL ACCESS

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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

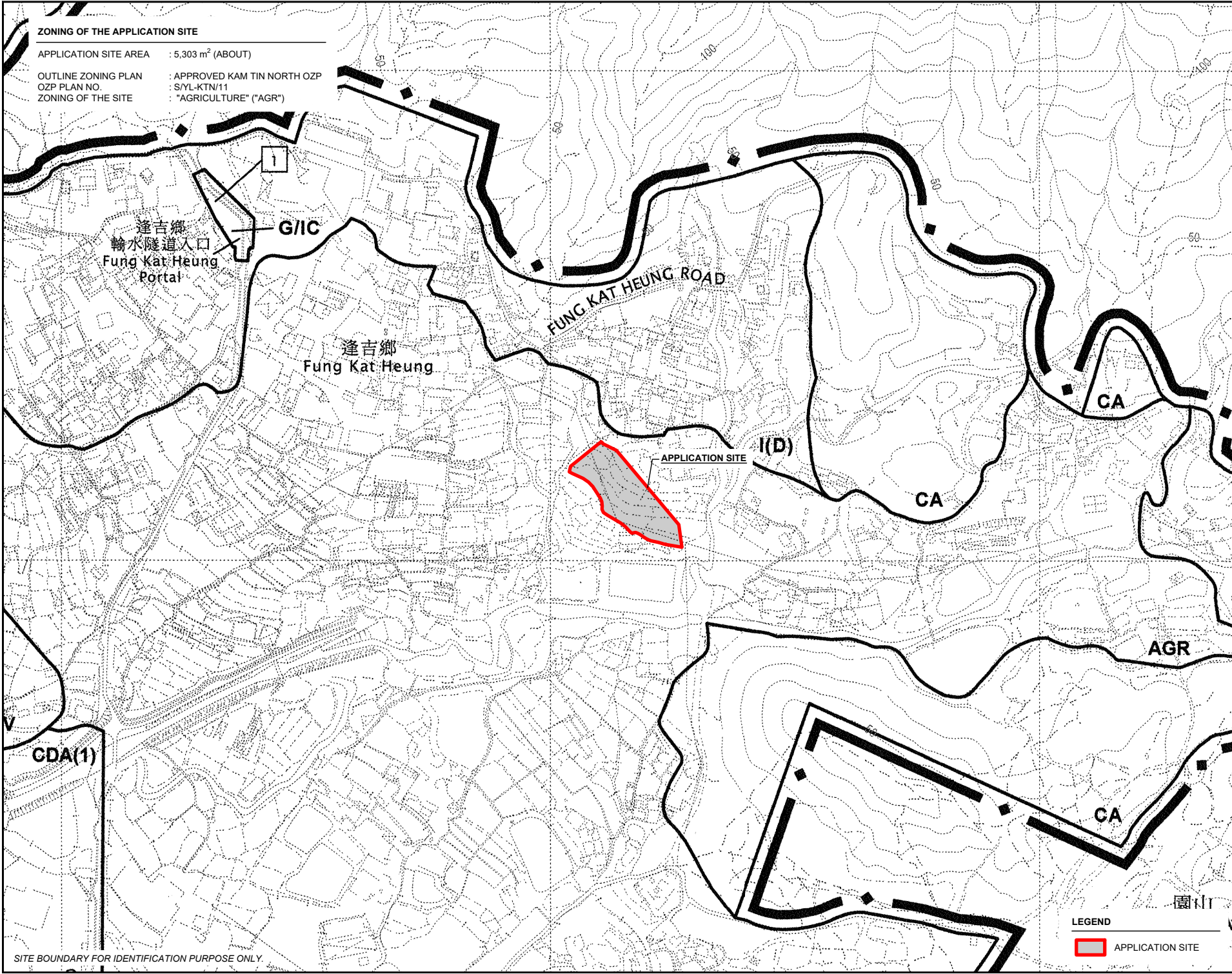
DWG NO.

PLAN 1

VER.

001

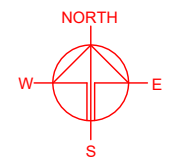
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

TEMPORARY GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SITE LOCATION

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

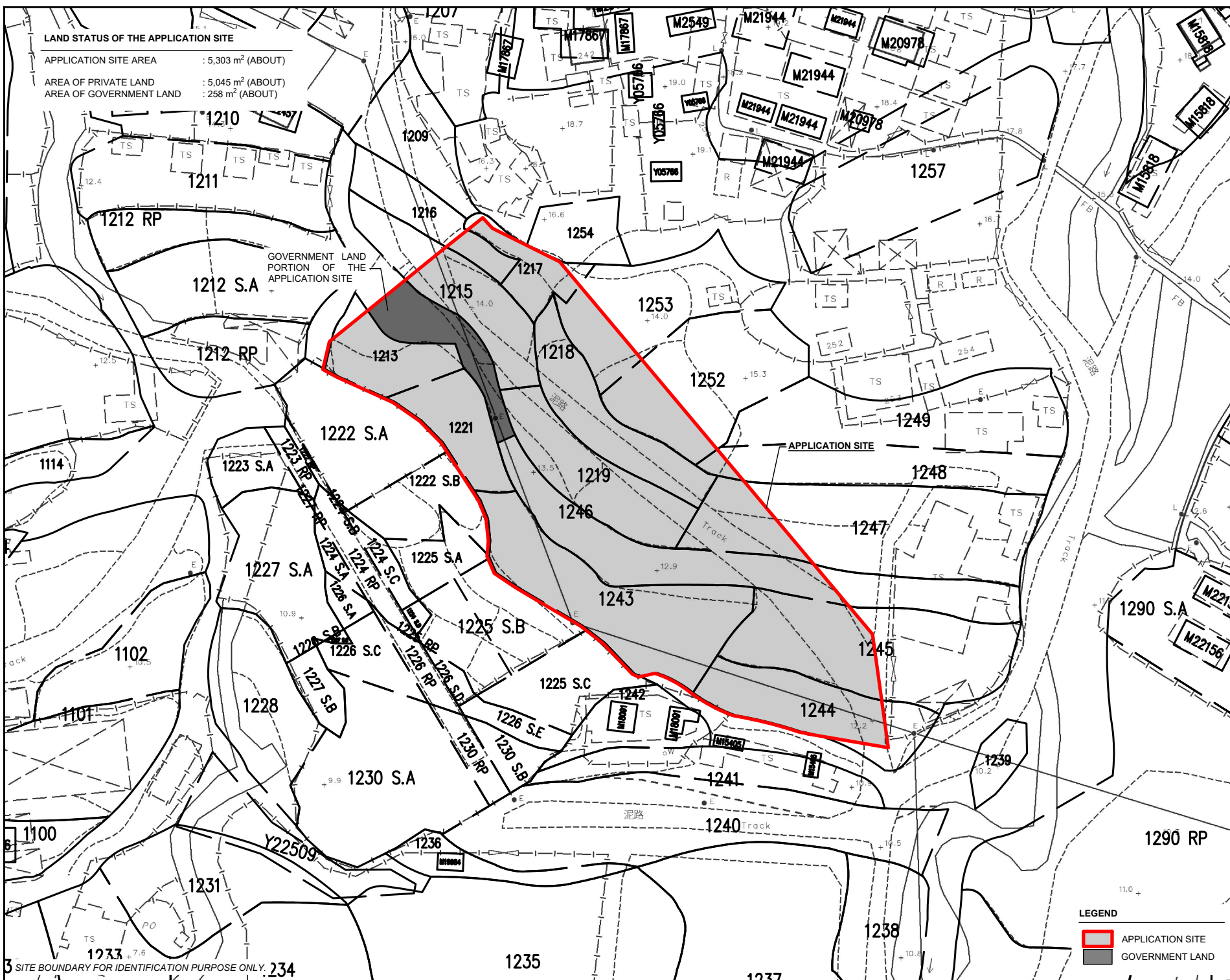
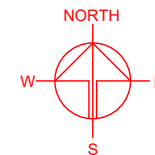
SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 5,303 m ² (ABOUT)
AREA OF PRIVATE LAND	: 5,045 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 258 m ² (ABOUT)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
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, FUNG KAT HEUNG, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
MN	8.4.2025

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

LEGEND



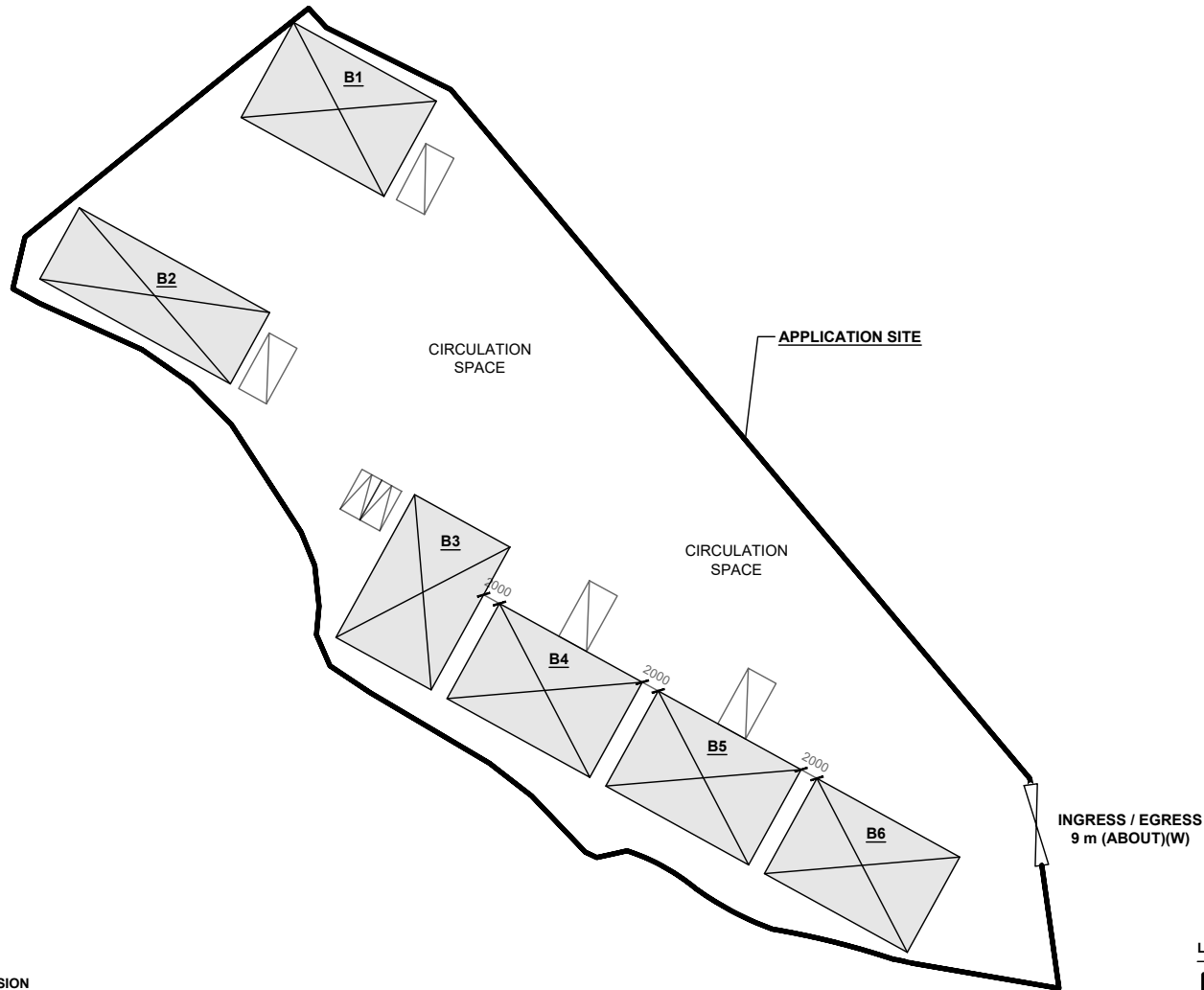
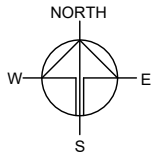
APPLICATION SITE

GOVERNMENT LAND

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ² (ABOUT)
COVERED AREA	: 1,296 m ² (ABOUT)
UNCOVERED AREA	: 4,007 m ² (ABOUT)
PLOT RATIO	: 0.24 (ABOUT)
SITE COVERAGE	: 24 % (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,296 m ² (ABOUT)
TOTAL GFA	: 1,296 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,296 m ² (ABOUT)	1,296 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
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, FUNG KAT HEUNG, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 8.4.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4

VER. 001

CONDITION OF THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 5,303 m² (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND (ABOUT)
EXISTING SITE LEVELS : +12.2 mPD TO +14.0 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



SITE LEVEL BEFORE
FILLING OF LAND AT
THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND



APPLICATION SITE

+ 12.2

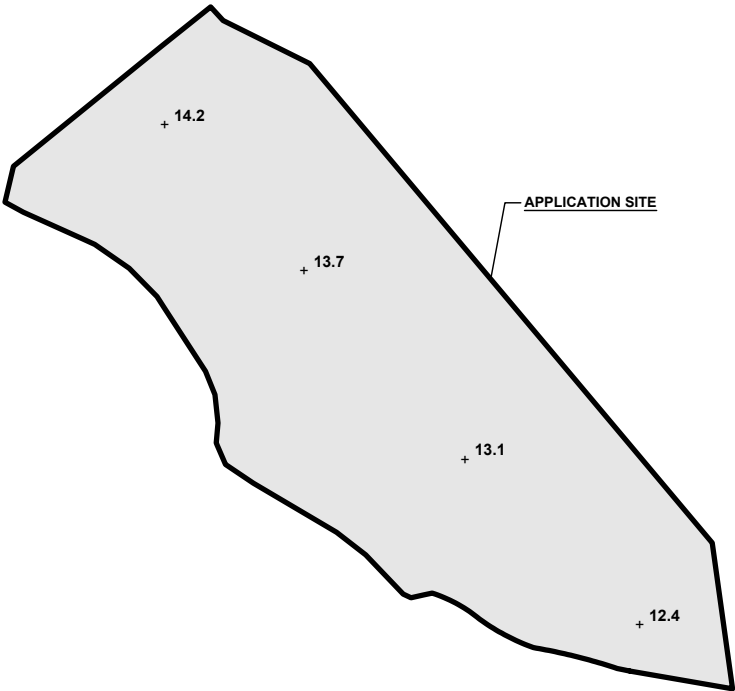
SITE LEVEL BEFORE FILLING OF LAND

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)
COVERED BY STRUCTURE : 1,296 m² (ABOUT)
PROPOSED FILLING OF LAND AREA : 5,303 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
MATERIAL OF FILLING : CONCRETE
PROPOSED SITE LEVELS : +12.4 mPD TO +14.2 mPD (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES
AND CIRCULATION SPACE

THE SITE ALREADY BEEN FILLED TO THE PROPOSED LEVELS. NO FURTHER
FILLING WILL BE CARRIED OUT AT THE SITE AFTER APPROVAL HAS BEEN
GRANTED BY THE TOWN PLANNING BOARD.



SITE LEVEL AFTER
FILLING OF LAND AT
THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND



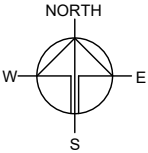
APPLICATION SITE



FILLING OF LAND AREA

+ 12.4

PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
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AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

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

SCALE

1 : 1200 @ A4

DRAWN BY

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DATE

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DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

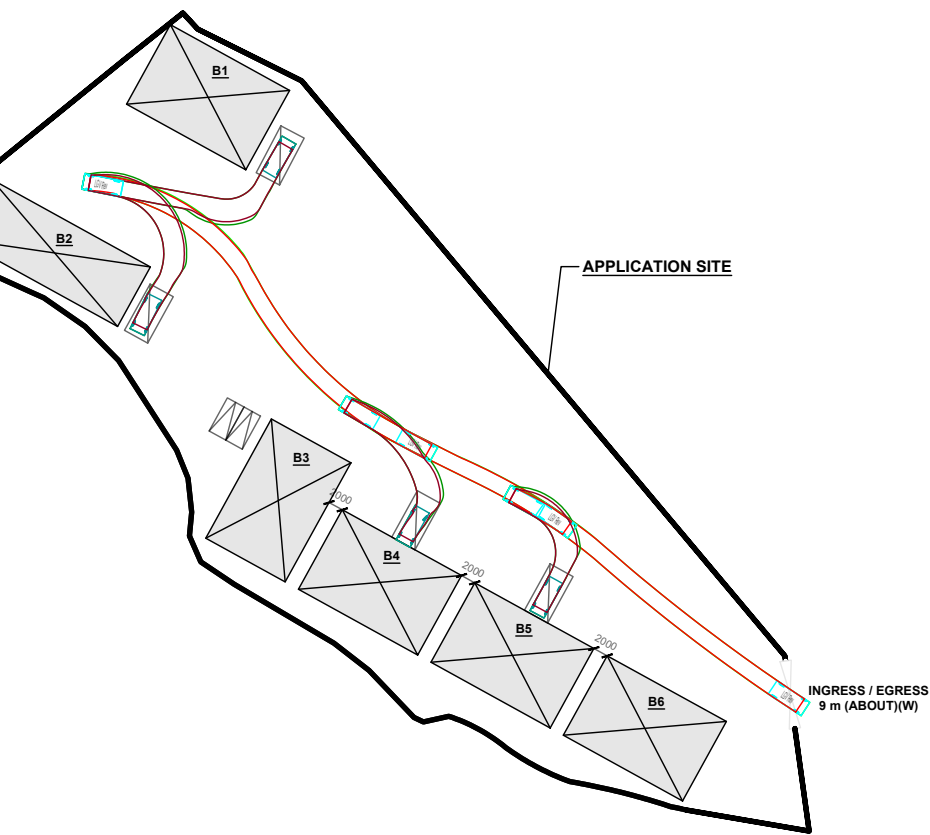
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

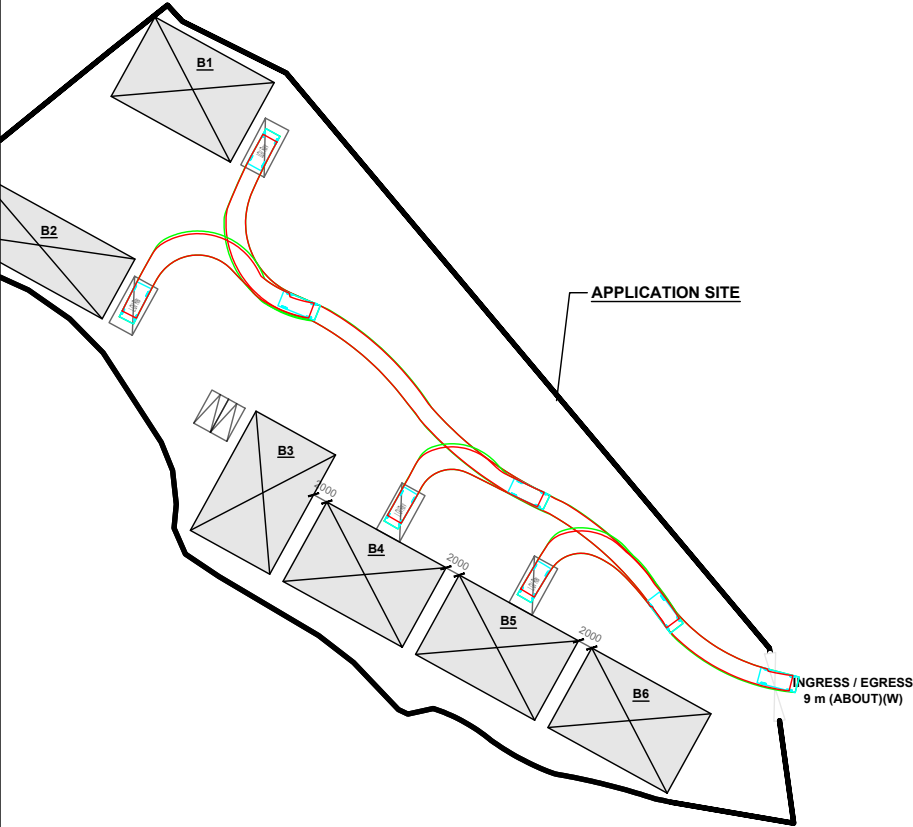
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

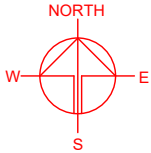
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY
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SITE LOCATION
VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, FUNG KAT HEUNG, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001