

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

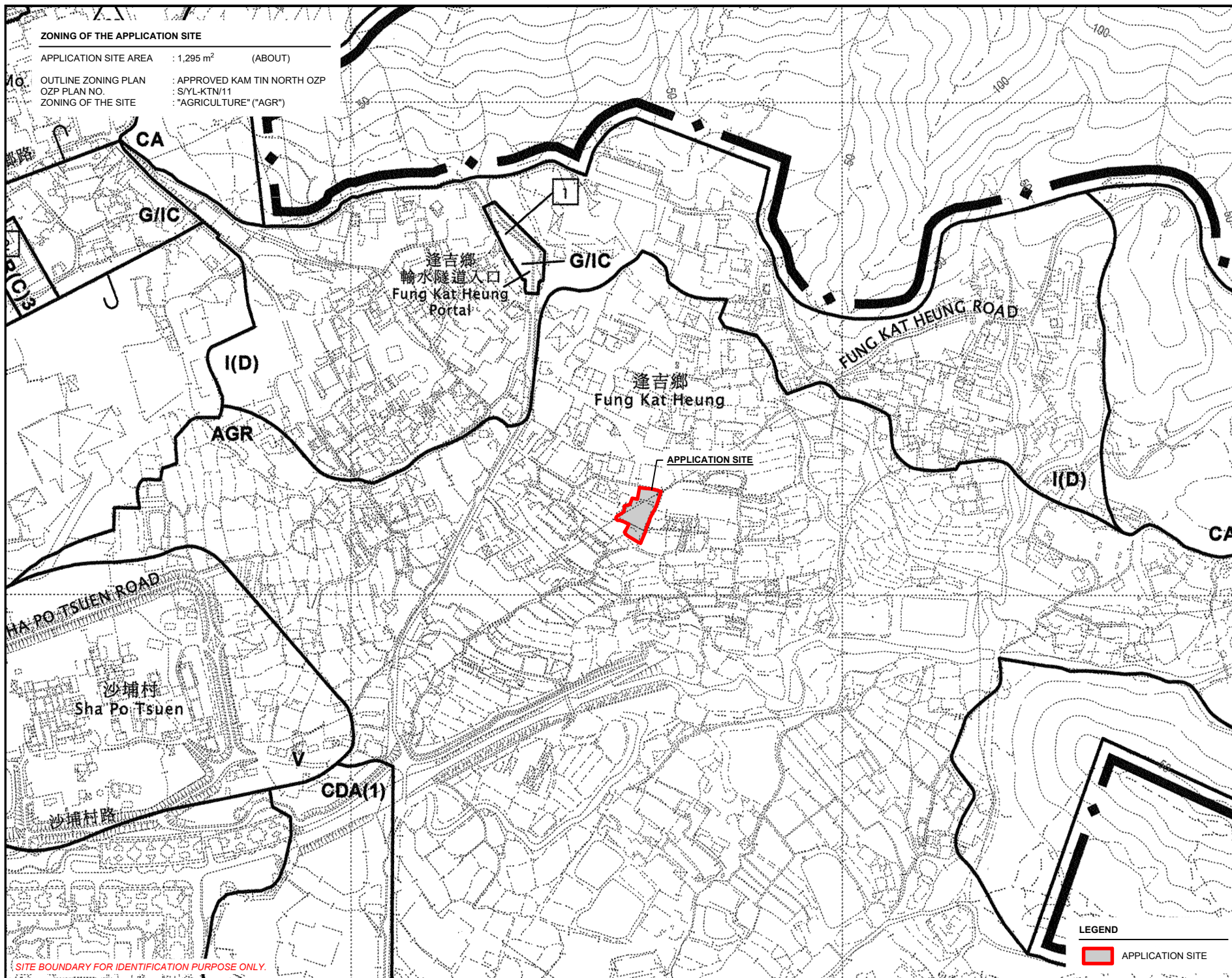
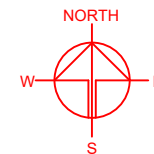
SITE LOCATION
LOT 942 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 9.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,295 m² (ABOUT)

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



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



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SITE LOCATION

LOT 942 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	9.4.2025

CHECKED BY	DATE

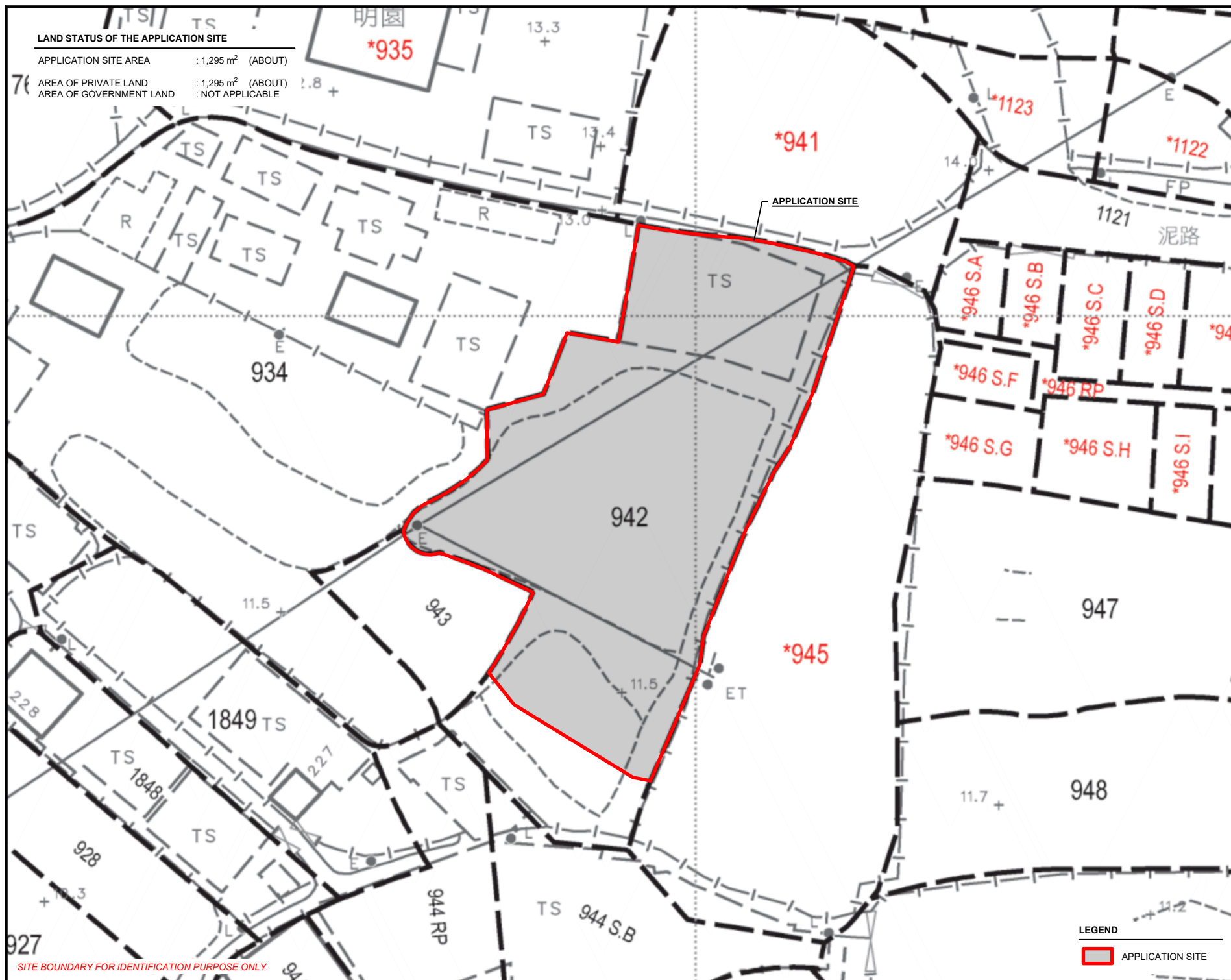
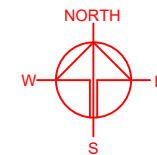
APPROVED BY	DATE

DWG. TITLE
ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,295 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,295 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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SITE LOCATION

LOT 942 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

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DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

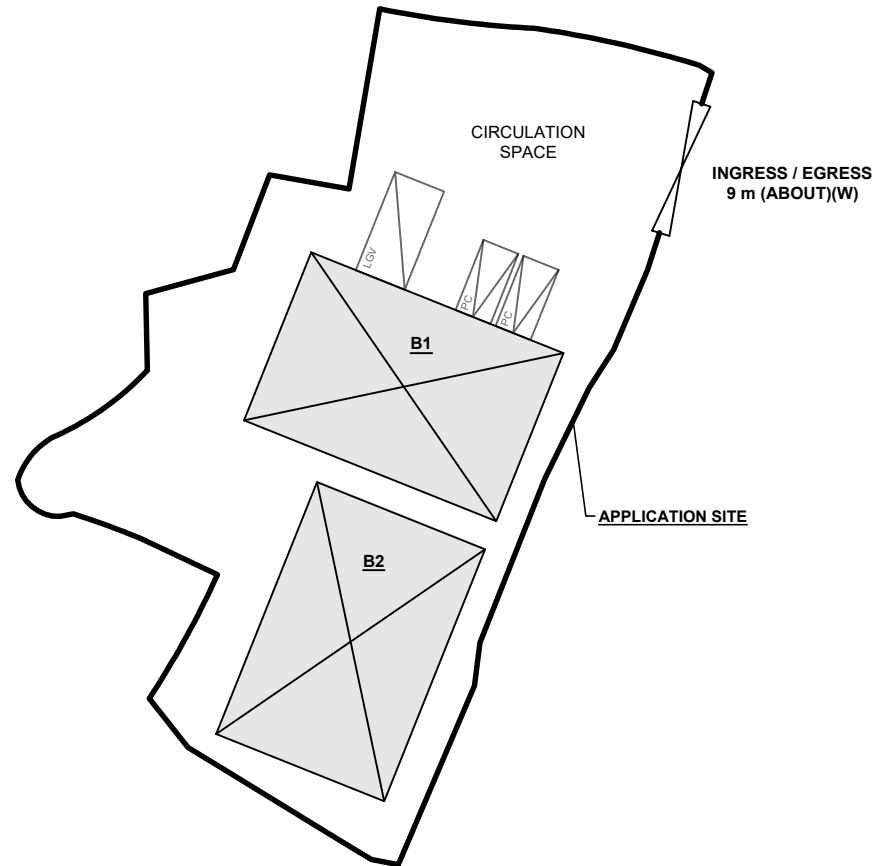
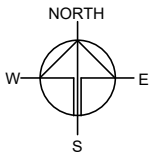
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,295 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 863 m ²	(ABOUT)
PLOT RATIO	: 0.33	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m (ABOUT)	
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.),	216 m ² (ABOUT)	216 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



APPLICATION SITE

INGRESS / EGRESS
9 m (ABOUT)(W)

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. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS

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SITE LOCATION

LOT 942 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

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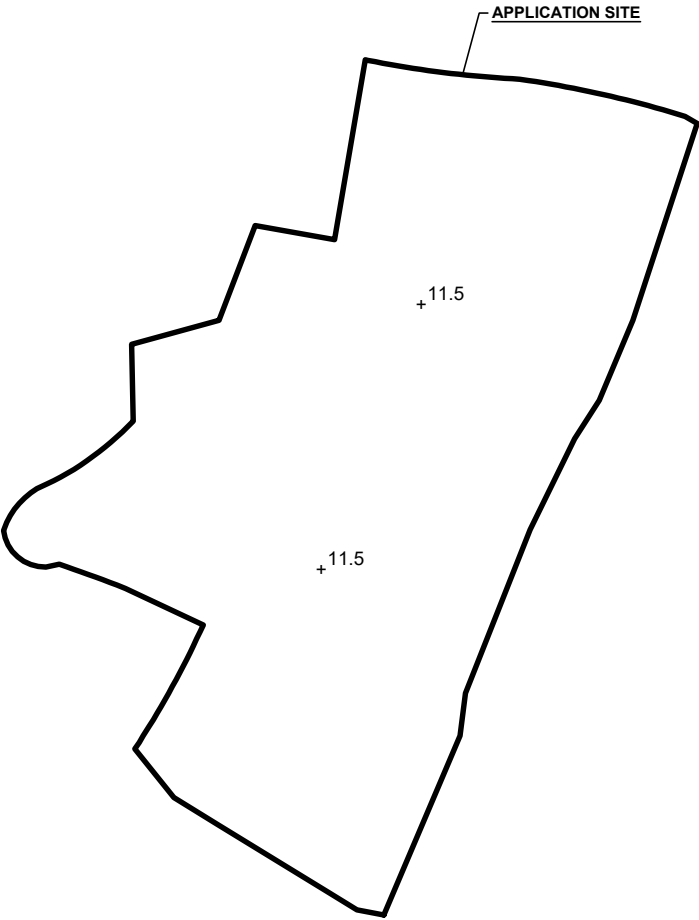
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DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,295 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	
EXISTING SITE LEVELS	: +11.5 mPD	(ABOUT)



LEGEND

+8.9

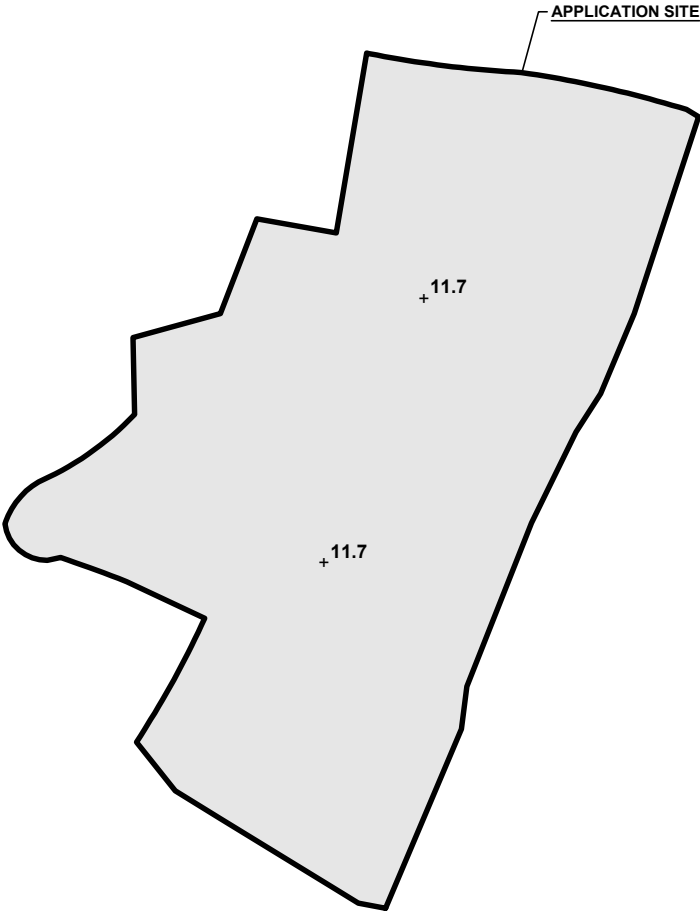
APPLICATION SITE

EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,295 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 1,295 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +11.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE, CIRCULATION SPACE AND OPEN STORAGE AREA	



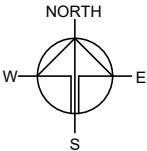
LEGEND

+9.5

APPLICATION SITE

PROPOSED FILLED AREA

PROPOSED SITE LEVEL



PLANNING CONSULTANT

R

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TEMPORARY

SITE LOCATION

LOT 942 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

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DWG. TITLE FILLING OF LAND AREA	
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)

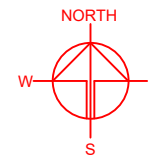
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

逢吉鄉

FUNG KAT HEUNG

逢吉鄉

FUNG KAT HEUNG



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SITE LOCATION

LOT 942 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

9.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

DWG NO.

PLAN 6

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/L SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE