

PLANNING CONSULTANT



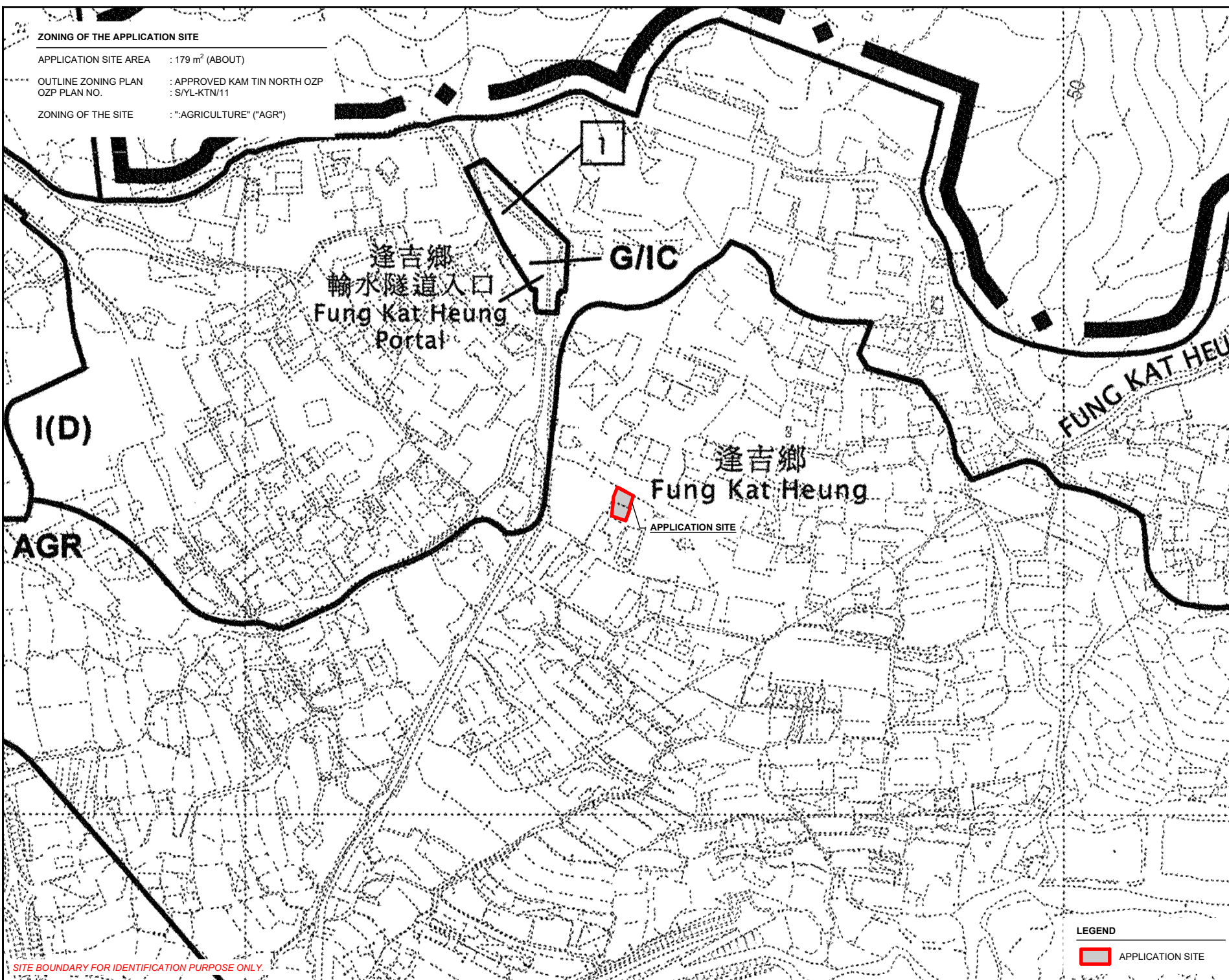
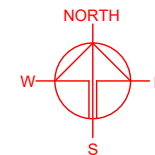
PROJECT  
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

|                             |                   |
|-----------------------------|-------------------|
| SCALE<br>1 : 2000 @ A4      |                   |
| DRAWN BY<br>MN              | DATE<br>19.5.2025 |
| CHECKED BY                  | DATE              |
| APPROVED BY                 | DATE              |
| DWG. TITLE<br>LOCATION PLAN |                   |
| DWG NO.<br>PLAN 1           | VER.<br>001       |

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 179 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")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY : MN DATE : 19.5.2025

CHECKED BY : DATE :

APPROVED BY : DATE :

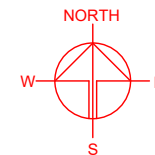
DWG. TITLE : ZONING OF THE SITE

DWG NO. : PLAN 2 VER. : 001



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 179 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 179 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107,  
 FUNG KAT HEUNG, KAM TIN,  
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 19.5.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAND STATUS OF THE SITE

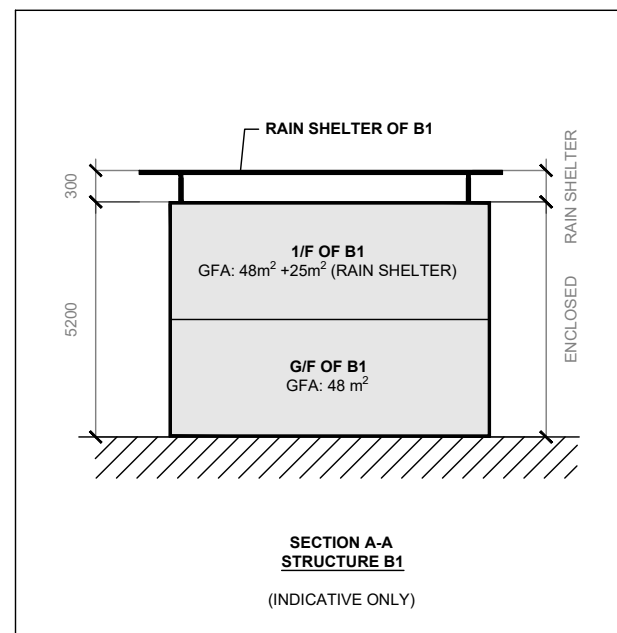
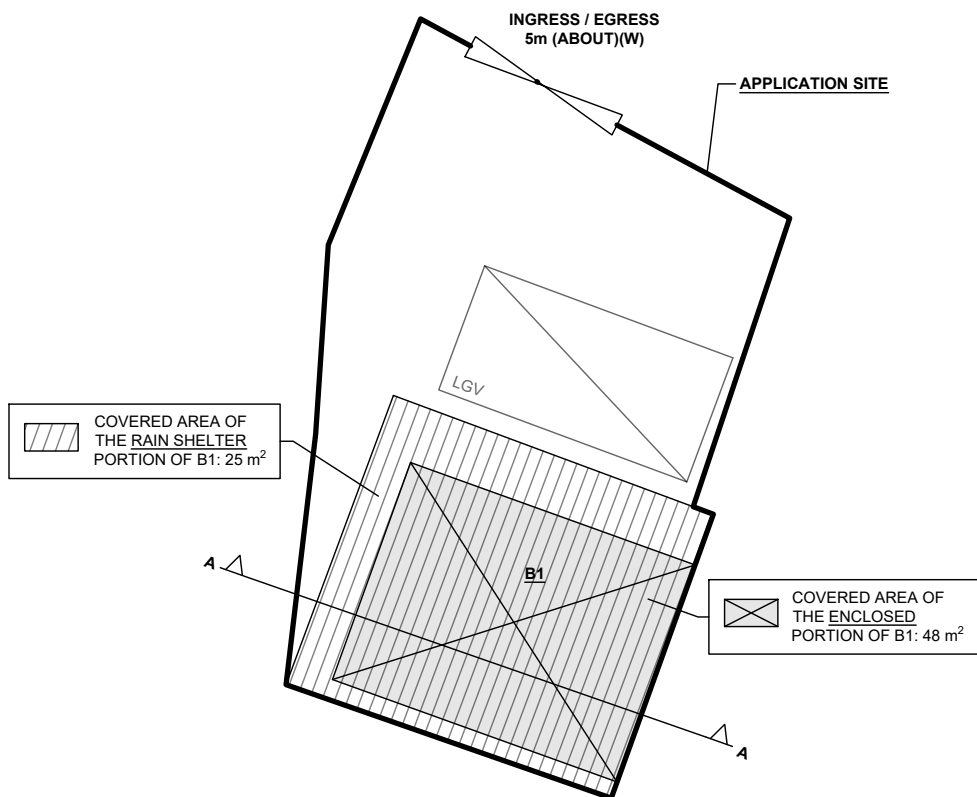
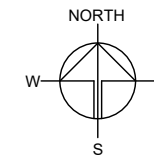
DWG NO. PLAN 3

VER. 001

# DEVELOPMENT PARAMETERS

|                       |                      |         |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 179 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 73 m <sup>2</sup>  | (ABOUT) |
| UNCOVERED AREA        | : 106 m <sup>2</sup> | (ABOUT) |
| PLOT RATIO            | : 0.68               | (ABOUT) |
| SITE COVERAGE         | : 41 %               | (ABOUT) |
| NO. OF STRUCTURE      | : 1                  |         |
| DOMESTIC GFA          | : NOT APPLICABLE     |         |
| NON-DOMESTIC GFA      | : 121 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA             | : 121 m <sup>2</sup> | (ABOUT) |
| BUILDING HEIGHT       | : 5.5 m              | (ABOUT) |
| NO. OF STOREY         | : 2                  |         |

| STRUCTURE | USE        | COVERED AREA  | GFA   | BUILDING HEIGHT         |
|-----------|------------|---|---|-------------------------|
| B1        | G/F<br>1/F | WAREHOUSE (EXCLUDING D.G.G.)<br>ANCILLARY OFFICE & RAIN SHELTER | 73 m <sup>2</sup> (ABOUT)<br>48 m <sup>2</sup> (ABOUT)<br>73 m <sup>2</sup> (ABOUT) | 5.5 m (ABOUT)(2-STOREY) |
| TOTAL     |            | 73 m <sup>2</sup> (ABOUT)                                       | 121 m <sup>2</sup> (ABOUT)  |                         |



## LOADING/UNLOADING PROVISION

|  |                       |
|--|-----------------------|
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 1                   |
| DIMENSION OF LOADING/UNLOADING SPACE     | : 7 m (L) X 3.5 m (W) |

## LEGEND

|  |                           |
|--|---------------------------|
|  | APPLICATION SITE          |
|  | STRUCTURE (ENCLOSED)      |
|  | STRUCTURE (RAIN SHELTER)  |
|  | LOADING / UNLOADING SPACE |
|  | INGRESS / EGRESS          |

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PROJECT

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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

|             |          |
|-------------|----------|
| DRAWN BY    | DATE     |
| MN          | 4.6.2025 |
| CHECKED BY  | DATE     |
| APPROVED BY | DATE     |

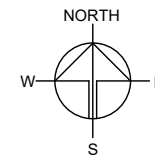
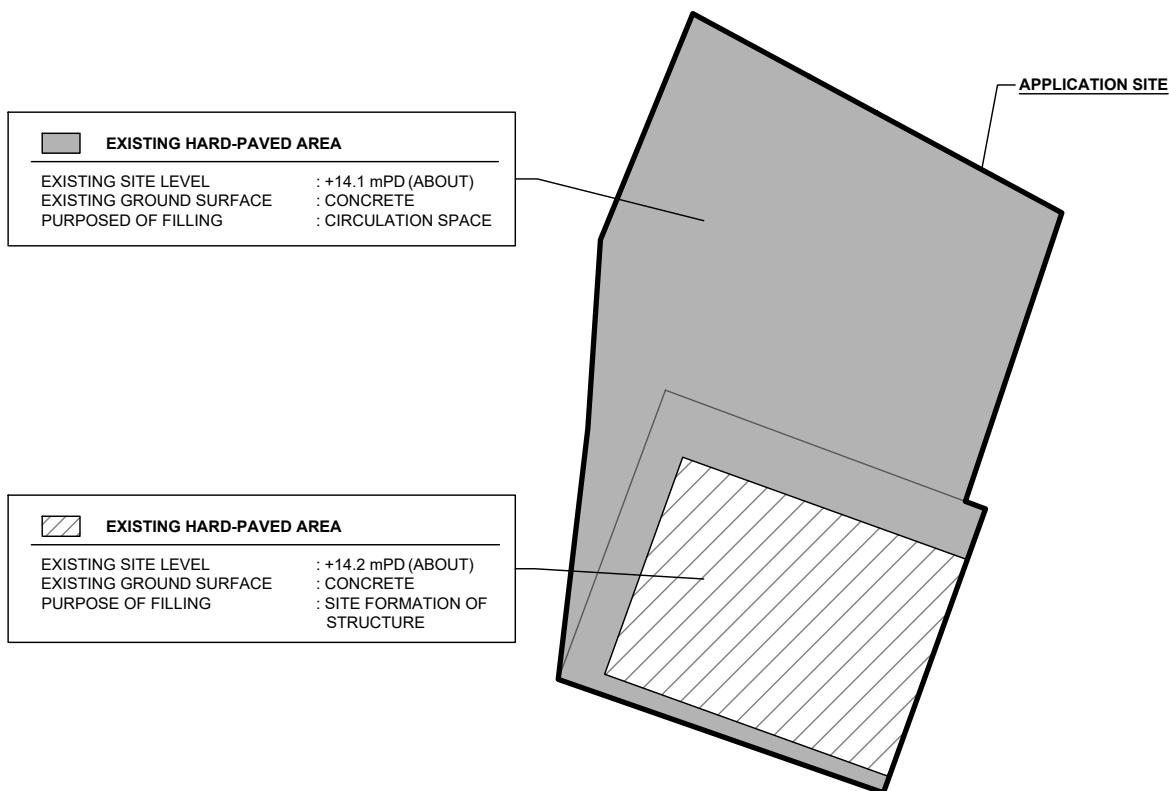
DWG. TITLE  
LAYOUT PLAN

|         |      |
|---------|------|
| DWG NO. | VER. |
| PLAN 4  | 002  |

# FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 179 m<sup>2</sup> (ABOUT)  
 EXISTING HARD-PAVED AREA : 179 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : + 14.1 mPD TO +14.2 mPD (ABOUT)

THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION OF STRUCTURE AND CIRCULATION AREA UNDER THE PREVIOUS APPLICATION NO. A/YL-KTN/907. NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE APPLICATION SITE.



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

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY MN DATE 19.5.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

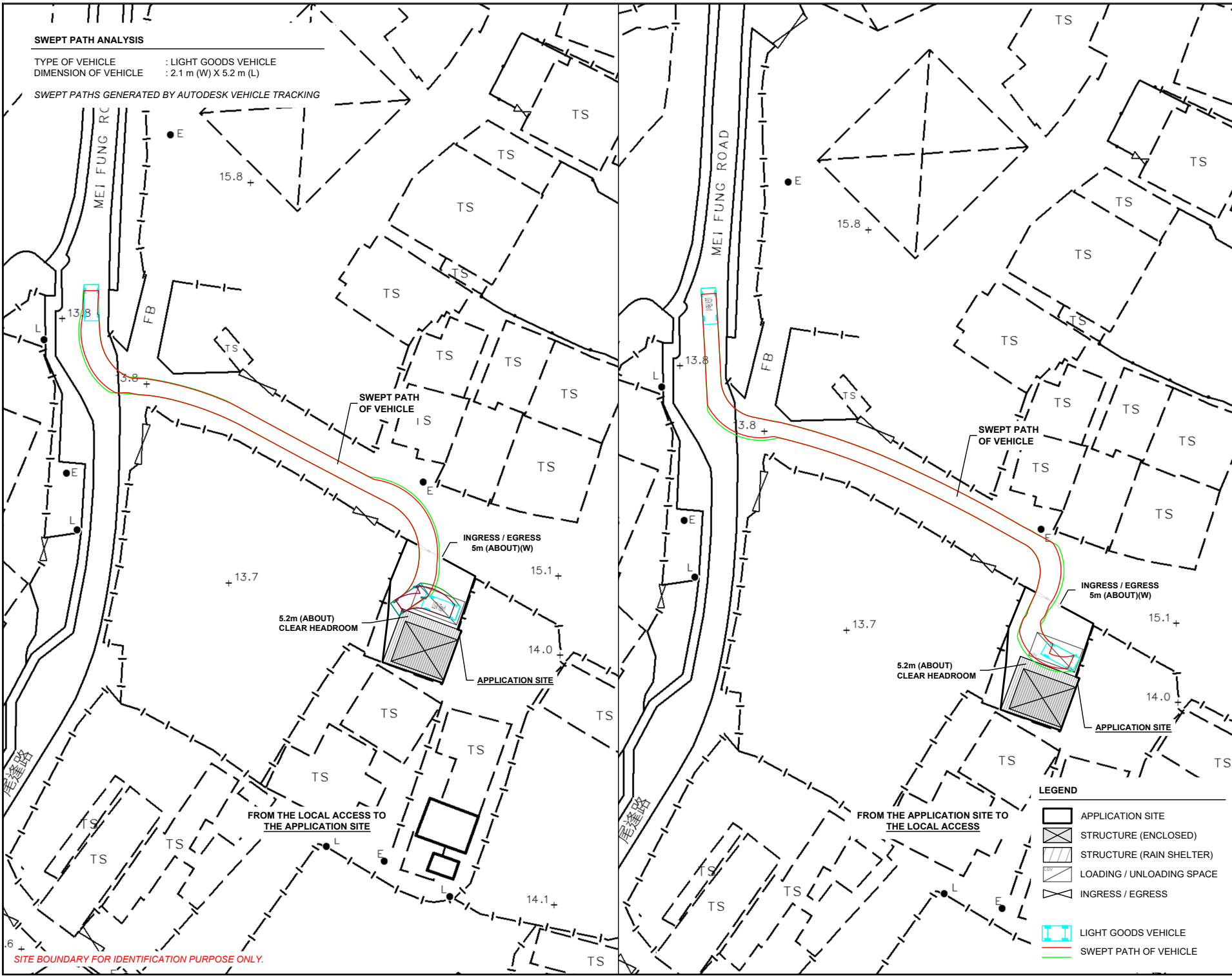
VER.

001

LEGEND

APPLICATION SITE

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

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (RAIN SHELTER)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

**PLANNING CONSULTANT**

**R-RICHES**  
PLANNING LIMITED

**PROJECT**

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

**SITE LOCATION**

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

**SCALE**

1: 700 @ A4

|                    |             |
|--------------------|-------------|
| <b>DRAWN BY</b>    | <b>DATE</b> |
| MN                 | 19.5.2025   |
| <b>CHECKED BY</b>  | <b>DATE</b> |
|                    |             |
| <b>APPROVED BY</b> | <b>DATE</b> |
|                    |             |

**DWG. TITLE**

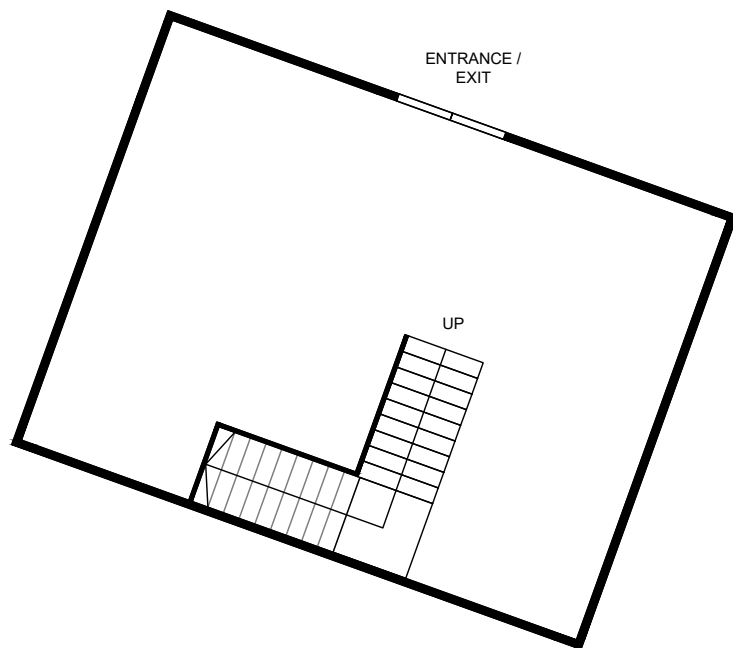
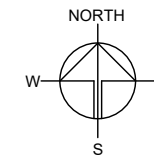
SWEPT PATH ANALYSIS

|                |             |
|----------------|-------------|
| <b>DWG NO.</b> | <b>VER.</b> |
| PLAN 6         | 001         |

# DEVELOPMENT PARAMETERS

|                       |                      |         |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 179 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 73 m <sup>2</sup>  | (ABOUT) |
| UNCOVERED AREA        | : 106 m <sup>2</sup> | (ABOUT) |
| PLOT RATIO            | : 0.68               | (ABOUT) |
| SITE COVERAGE         | : 41 %               | (ABOUT) |
| NO. OF STRUCTURE      | : 1                  |         |
| DOMESTIC GFA          | : NOT APPLICABLE     |         |
| NON-DOMESTIC GFA      | : 121 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA             | : 121 m <sup>2</sup> | (ABOUT) |
| BUILDING HEIGHT       | : 5.5 m              | (ABOUT) |
| NO. OF STOREY         | : 2                  |         |

| STRUCTURE | USE        | COVERED AREA  | GFA   | BUILDING HEIGHT         |
|-----------|------------|---|---|-------------------------|
| B1        | G/F<br>1/F | WAREHOUSE (EXCLUDING D.G.G.)<br>ANCILLARY OFFICE & RAIN SHELTER | 73 m <sup>2</sup> (ABOUT)<br>48 m <sup>2</sup> (ABOUT)<br>73 m <sup>2</sup> (ABOUT) | 5.5 m (ABOUT)(2-STOREY) |
| TOTAL     |            | 73 m <sup>2</sup> (ABOUT)                                       | 121 m <sup>2</sup> (ABOUT)  |                         |



**GROUND FLOOR OF STRUCTURE B1**

(INDICATIVE ONLY)



**FIRST FLOOR OF STRUCTURE B1**

(INDICATIVE ONLY)

## LEGEND

STRUCTURE B1

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FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 100 @ A4

DRAWN BY MN DATE 4.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE  
STRUCTURE B1 (INTERNAL)

DWG NO. PLAN 7 VER. 002