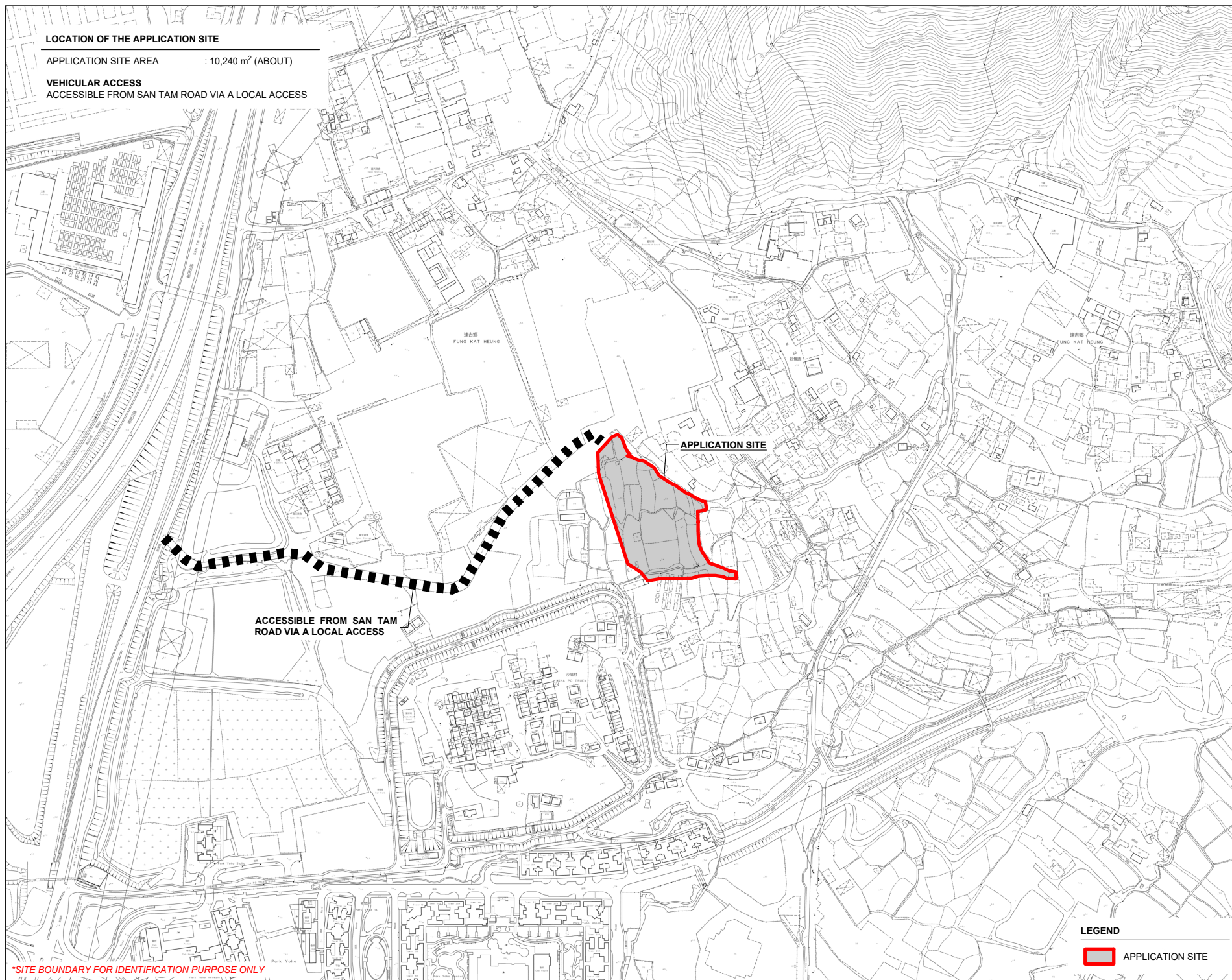
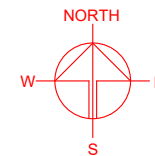


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 10,240 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SAN TAM  
ROAD VIA A LOCAL ACCESS

**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



**PROJECT**

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS 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  
3.6.2025

REVISED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

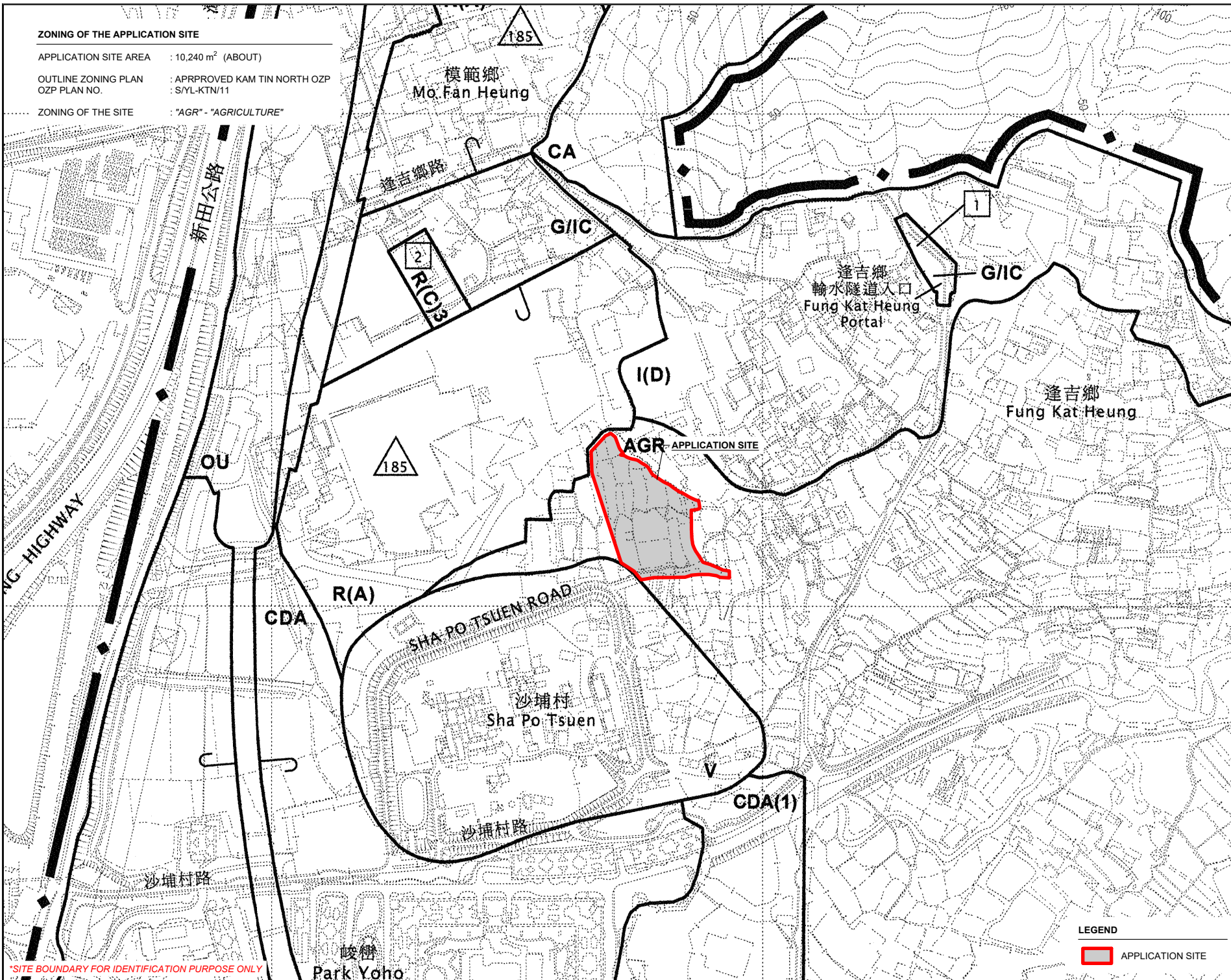
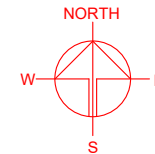


# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,240 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "AGR" - "AGRICULTURE"



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS 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

3.6.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001



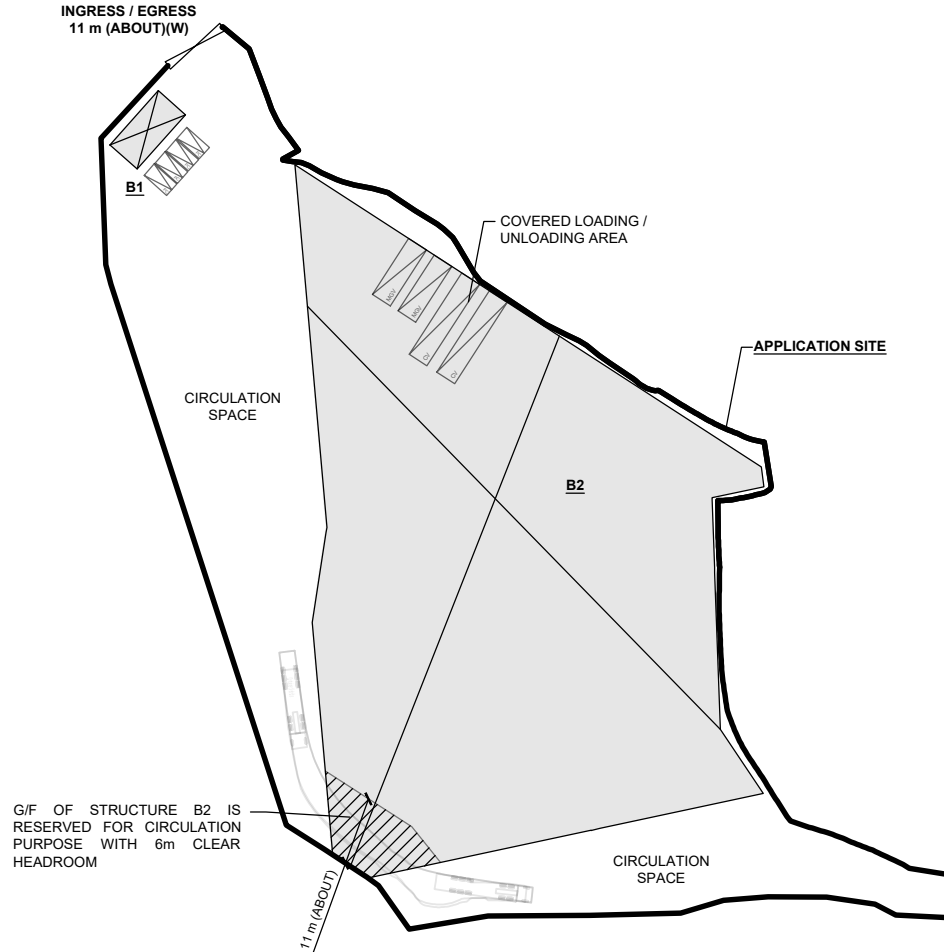
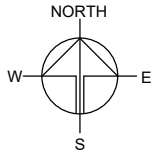


# DEVELOPMENT PARAMETERS

|                       |                         |         |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 10,240 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 6,026 m <sup>2</sup>  | (ABOUT) |
| UNCOVERED AREA        | : 4,214 m <sup>2</sup>  | (ABOUT) |
| PLOT RATIO            | : 1.2                   | (ABOUT) |
| SITE COVERAGE         | : 59 %                  | (ABOUT) |
| NO. OF STRUCTURE      | : 2                     |         |
| DOMESTIC GFA          | : NOT APPLICABLE        |         |
| NON-DOMESTIC GFA      | : 12,052 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA             | : 12,052 m <sup>2</sup> | (ABOUT) |
| BUILDING HEIGHT       | : 7 m - 13 m            | (ABOUT) |
| NO. OF STOREY         | : 2                     |         |

| STRUCTURE | USE  | COVERED AREA                 | GROSS FLOOR AREA              | BUILDING HEIGHT        |
|-----------|--|------------------------------|-------------------------------|------------------------|
| B1        | SITE OFFICE  | 72 m <sup>2</sup> (ABOUT)    | 144 m <sup>2</sup> (ABOUT)    | 7 m (ABOUT)(2-STOREY)  |
| B2        | WAREHOUSE (EXCLUDING D.G.G.)<br>COVERED LOADING / UNLOADING AREA | 5,954 m <sup>2</sup> (ABOUT) | 11,908 m <sup>2</sup> (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| TOTAL     |  | 6,026 m <sup>2</sup> (ABOUT) | 12,052 m <sup>2</sup> (ABOUT) |                        |

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



## PARKING AND LOADING / UNLOADING PROVISIONS

|  |                        |
|--|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE           | : 4                    |
| DIMENSION OF PARKING SPACE                 | : 5 m (L) x 2.5 m (W)  |
| NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE | : 2                    |
| DIMENSION OF L/UL SPACE                    | : 11 m (L) x 3.5 m (W) |
| NO. OF L/UL SPACE FOR CONTAINER VEHICLE    | : 2                    |
| DIMENSION OF L/UL SPACE                    | : 16 m (L) x 3.5 m (W) |

## LEGEND

|  |                                 |
|--|---------------------------------|
|  | APPLICATION SITE                |
|  | STRUCTURE                       |
|  | PARKING SPACE (PC)              |
|  | LOADING / UNLOADING SPACE (MGV) |
|  | LOADING / UNLOADING SPACE (CV)  |
|  | INGRESS / EGRESS                |

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS 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 : 1250 @ A4

|             |          |
|-------------|----------|
| DRAWN BY    | DATE     |
| MN          | 3.6.2025 |
| REVISED BY  | DATE     |
| APPROVED BY | DATE     |

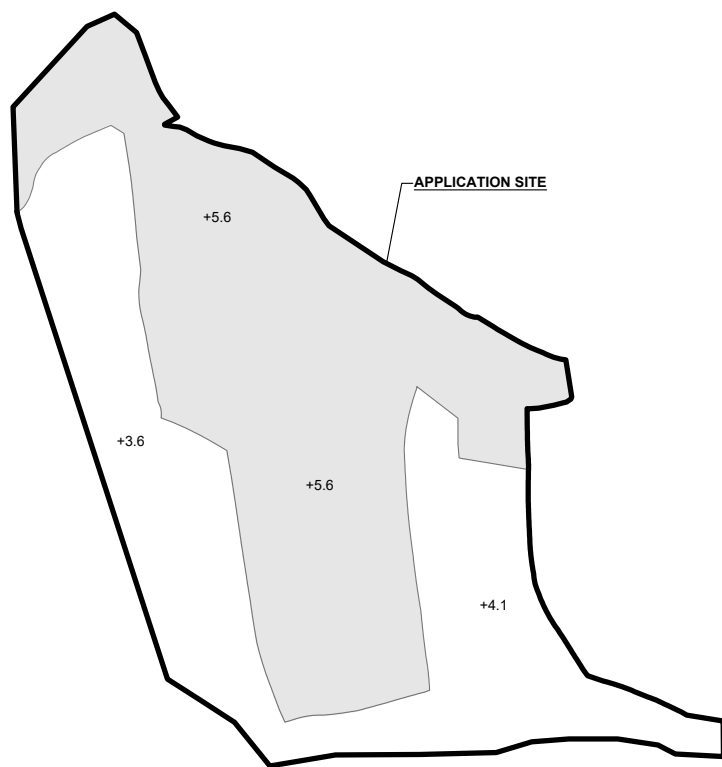
DWG. TITLE

LAYOUT PLAN

|         |      |
|---------|------|
| DWG NO. | VER. |
| PLAN 4  | 001  |

# EXISTING CONDITION OF THE APPLICATION SITE

|                          |                         |         |
|--------------------------|-------------------------|---------|
| APPLICATION SITE AREA    | : 10,240 m <sup>2</sup> | (ABOUT) |
| EXISTING HARD-PAVED AREA | : 5,685 m <sup>2</sup>  | (ABOUT) |
| EXISTING SOILED AREA     | : 4,555 m <sup>2</sup>  | (ABOUT) |
| EXISTING SITE LEVELS     | : +3.6 mPD TO +5.6 mPD  | (ABOUT) |



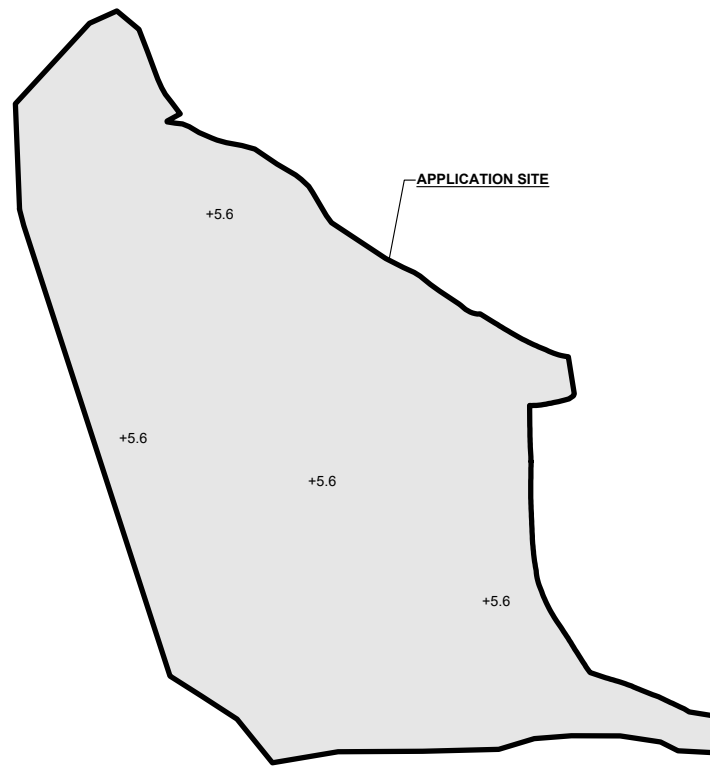
## LEGEND

|      |                     |
|------|---------------------|
|      | APPLICATION SITE    |
|      | EXISTING PAVED AREA |
| +3.6 | SITE LEVEL          |

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

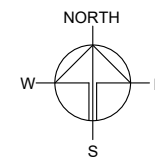
# PROPOSED FILLING OF LAND AREA

|                          |  |         |
|--------------------------|--|---------|
| APPLICATION SITE AREA    | : 10,240 m <sup>2</sup>                              | (ABOUT) |
| COVERED BY STRUCTURE     | : 6,026 m <sup>2</sup>                               | (ABOUT) |
| PROPOSED FILLING AREA    | : 10,240 m <sup>2</sup>                              | (ABOUT) |
| DEPTH OF LAND FILLING    | : NOT MORE THAN 2 m                                  | (ABOUT) |
| PROPOSED SITE LEVELS     | : +5.6 mPD   | (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE   |         |
| USE                      | : SITE FORMATION OF STRUCTURES, AND CIRCULATION AREA |         |



## LEGEND

|      |                            |
|------|----------------------------|
|      | APPLICATION SITE           |
|      | PROPOSED LAND FILLING AREA |
| +5.6 | SITE LEVEL                 |



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS 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 : 1000 @ A4

|             |          |
|-------------|----------|
| DRAWN BY    | DATE     |
| MN          | 3.6.2025 |
| REVISED BY  | DATE     |
| APPROVED BY | DATE     |

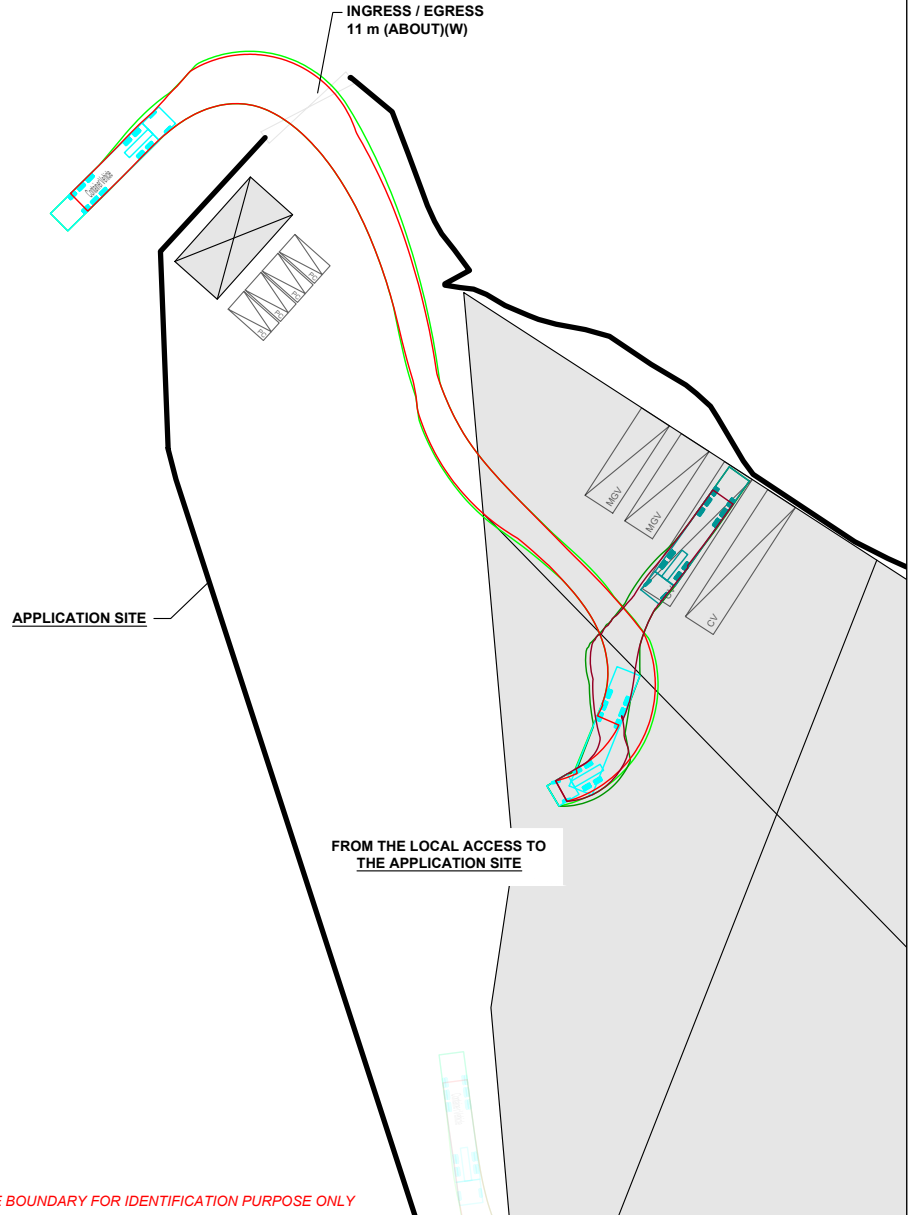
DWG. TITLE  
FILLING OF LAND AREA

|         |      |
|---------|------|
| DWG NO. | VER. |
| PLAN 5  | 001  |

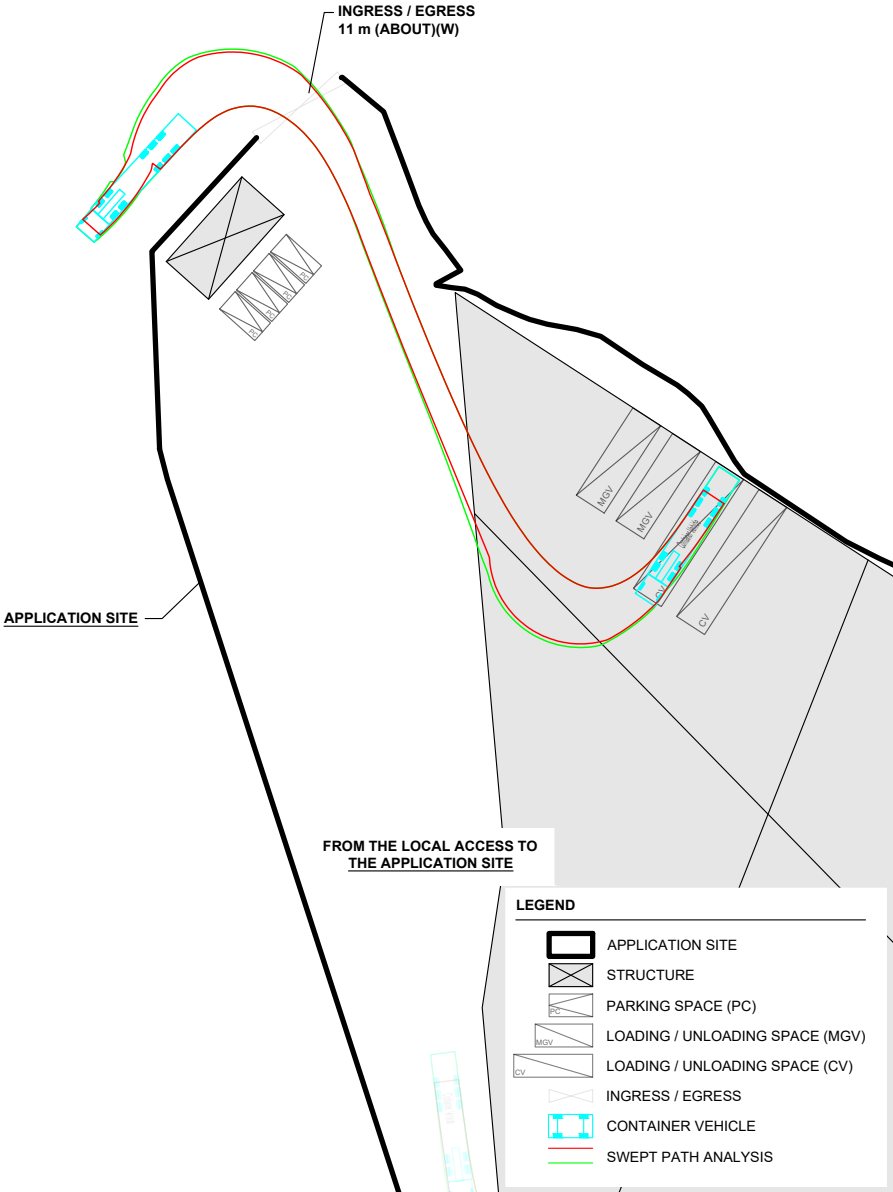
**SWEPT PATH ANALYSIS**

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

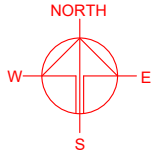
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



| LEGEND |                                 |
|--------|---------------------------------|
|        | APPLICATION SITE                |
|        | STRUCTURE                       |
|        | PARKING SPACE (PC)              |
|        | LOADING / UNLOADING SPACE (MGV) |
|        | LOADING / UNLOADING SPACE (CV)  |
|        | INGRESS / EGRESS                |
|        | CONTAINER VEHICLE               |
|        | SWEPT PATH ANALYSIS             |



PLANNING CONSULTANT

PROJECT  
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS 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<br>1 : 800 @ A4             |                  |
| DRAWN BY<br>MN                    | DATE<br>3.6.2025 |
| CHECKED BY                        | DATE             |
| APPROVED BY                       | DATE             |
| DWG. TITLE<br>SWEPT PATH ANALYSIS |                  |
| DWG NO.<br>PLAN 6                 | VER.<br>001      |