

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 696 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

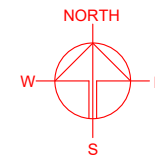
APPLICATION SITE

ACCESSIBLE FROM SHUI MEI
ROAD VIA A LOCAL ACCESS

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

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

24.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

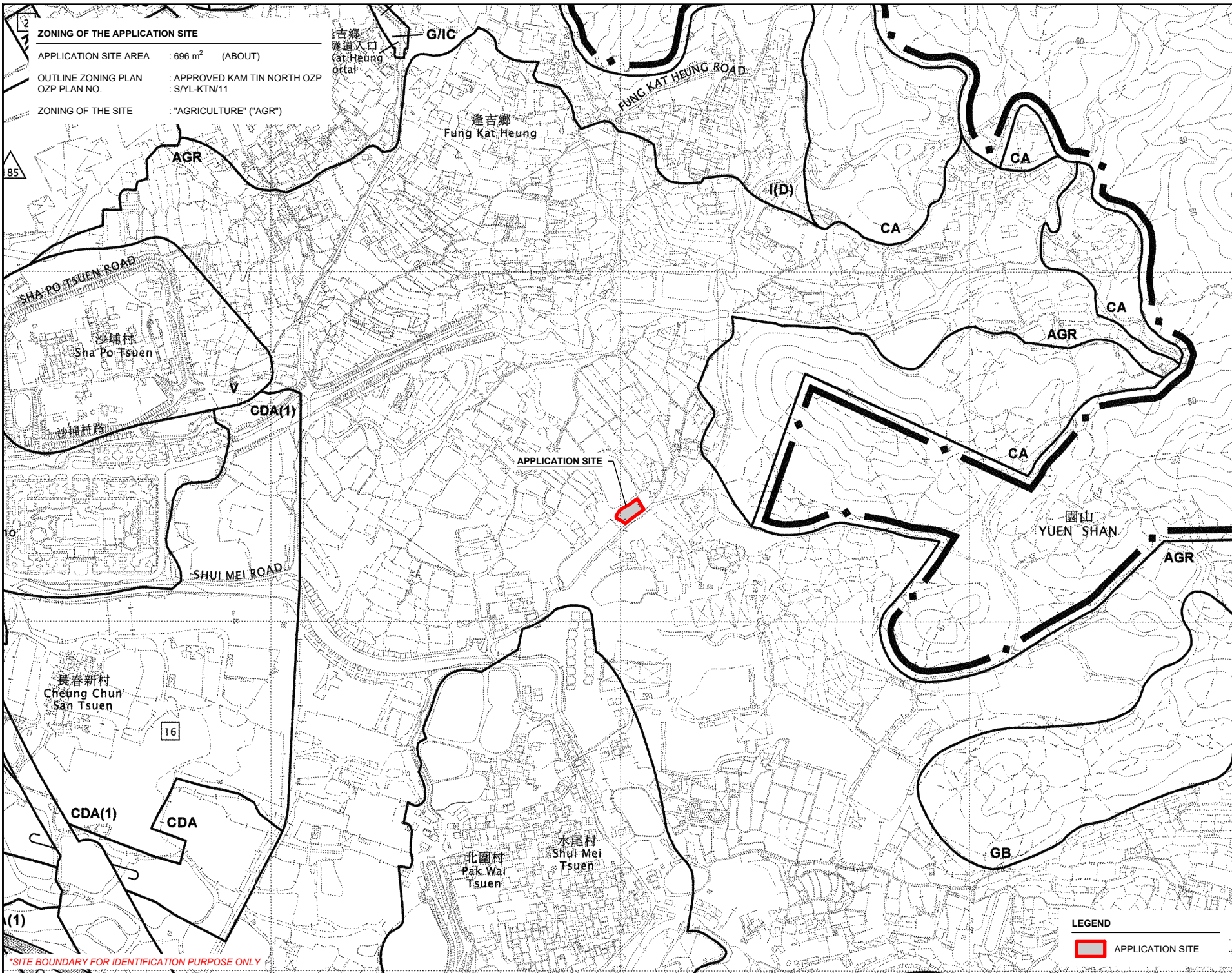
LOCATION PLAN

DWG NO.

PLAN 1

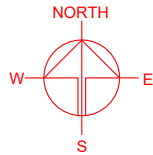
VER.

001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 696 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN SHAN, NEW TERRITORIES

SCALE

1 : 7000 @ A4

DRAWN BY

MN

DATE

24.10.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

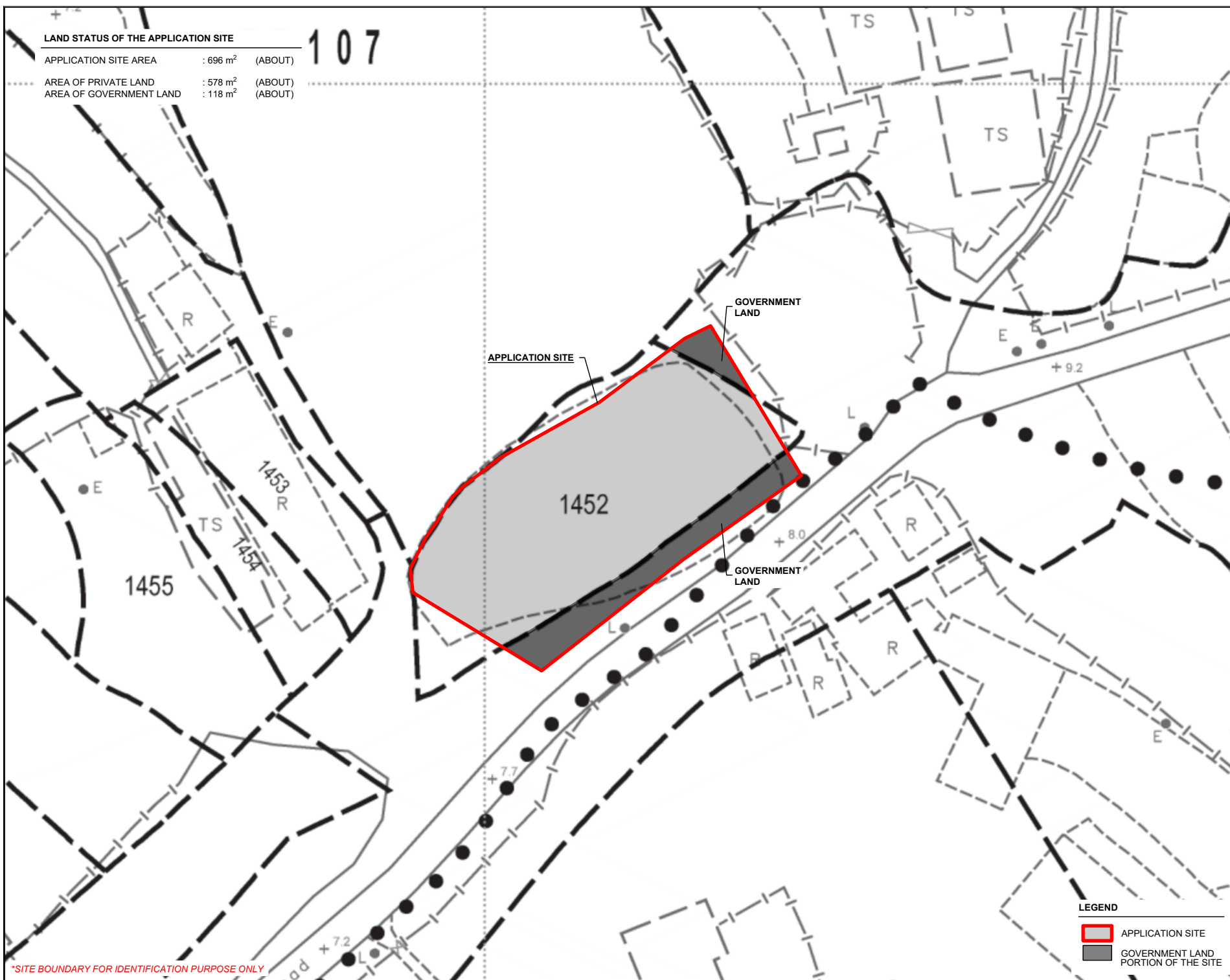
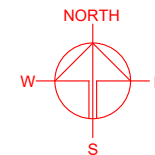
001

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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 696 m² (ABOUT)
 AREA OF PRIVATE LAND : 578 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 118 m² (ABOUT)

107



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE 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

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

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DATE

24.10.2025

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DATE

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DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

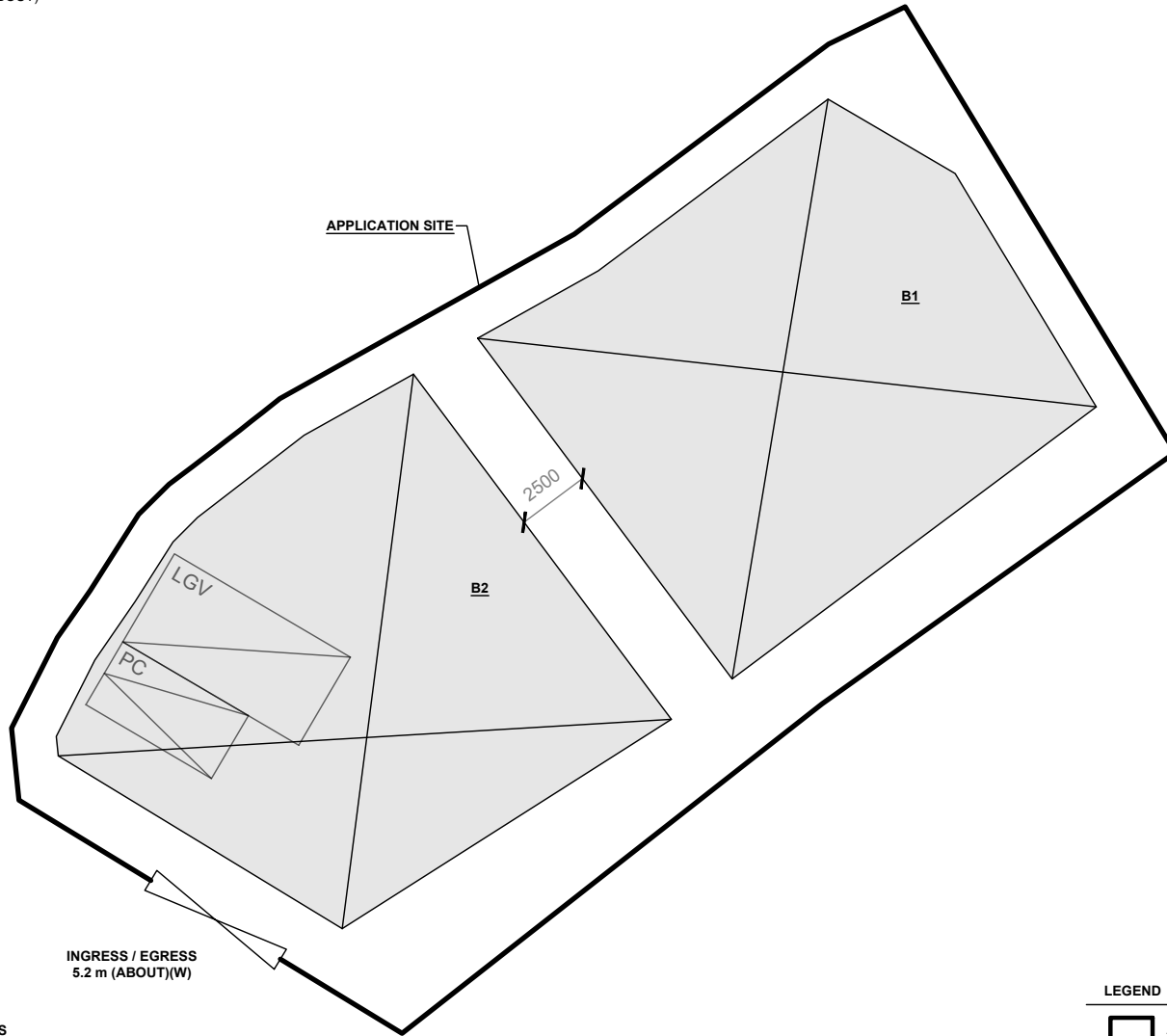
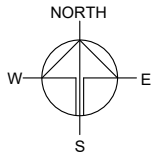
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 696 m ²	(ABOUT)
COVERED AREA	: 446 m ²	(ABOUT)
UNCOVERED AREA	: 250 m ²	(ABOUT)
PLOT RATIO	: 0.64	(ABOUT)
SITE COVERAGE	: 64 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 446 m ²	(ABOUT)
TOTAL GFA	: 446 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	223 m ² (ABOUT)	223 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.), COVERED L/UL AREA, COVERED PRIVATE CAR PARKING SPACE	223 m ² (ABOUT)	223 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		446 m ² (ABOUT)	446 m ² (ABOUT)	
*D.G.G. - DANGEROUS GOODS GODOWN				



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

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SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

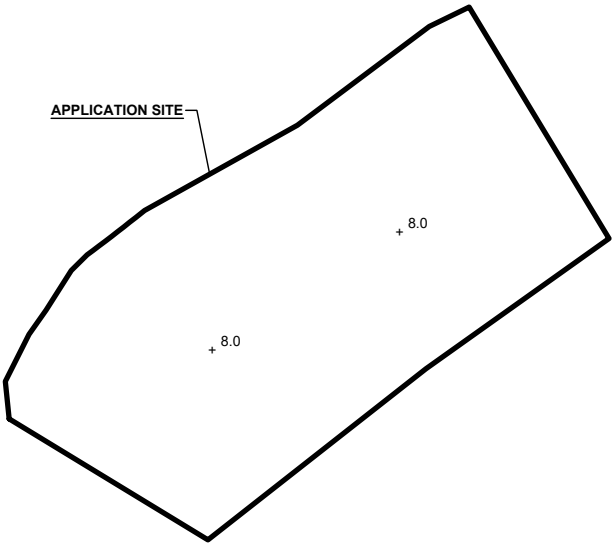
DRAWN BY MN	DATE 24.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

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

APPLICATION SITE AREA	: 696 m ²	(ABOUT)
SOILED GROUND AREA	: 696 m ²	(ABOUT)
EXISTING SITE LEVEL	: +8.0 mPD	(ABOUT)



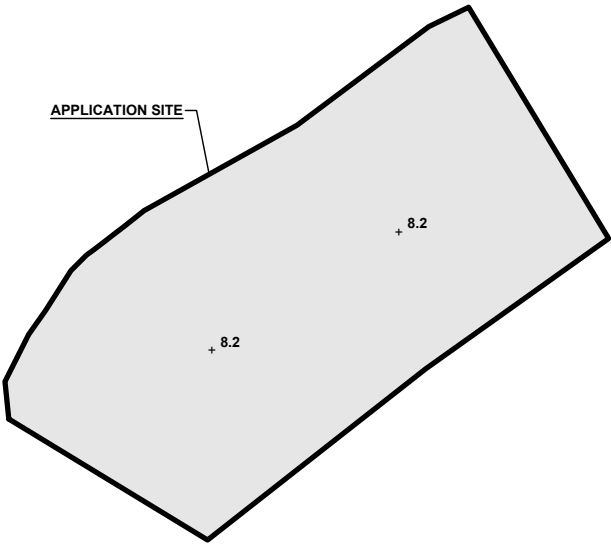
LEGEND	
	APPLICATION SITE
	EXISTING SOILED GROUND
+8.0	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

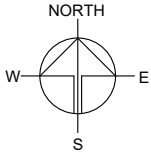
THE APPLICATION SITE AFTER FILLING OF LAND

APPLICATION SITE AREA	: 696 m ²	(ABOUT)
EXISTING FILLING AREA	: 696 m ²	(ABOUT)
EXISTING SITE LEVEL	: +8.2 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE, AND CIRCULATION AREA	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND	
	APPLICATION SITE
	PROPOSED HARD-PAVED AREA
+8.2	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

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.10.2025
REVISED BY	DATE
APPROVED BY	DATE

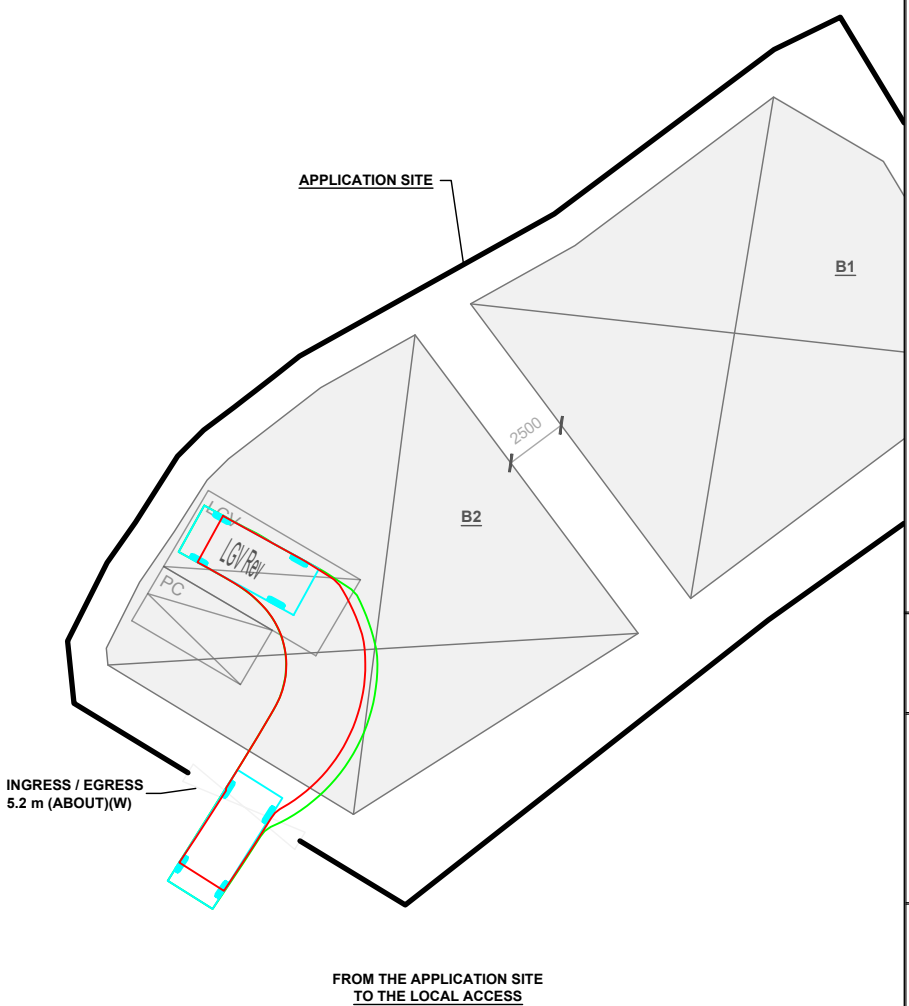
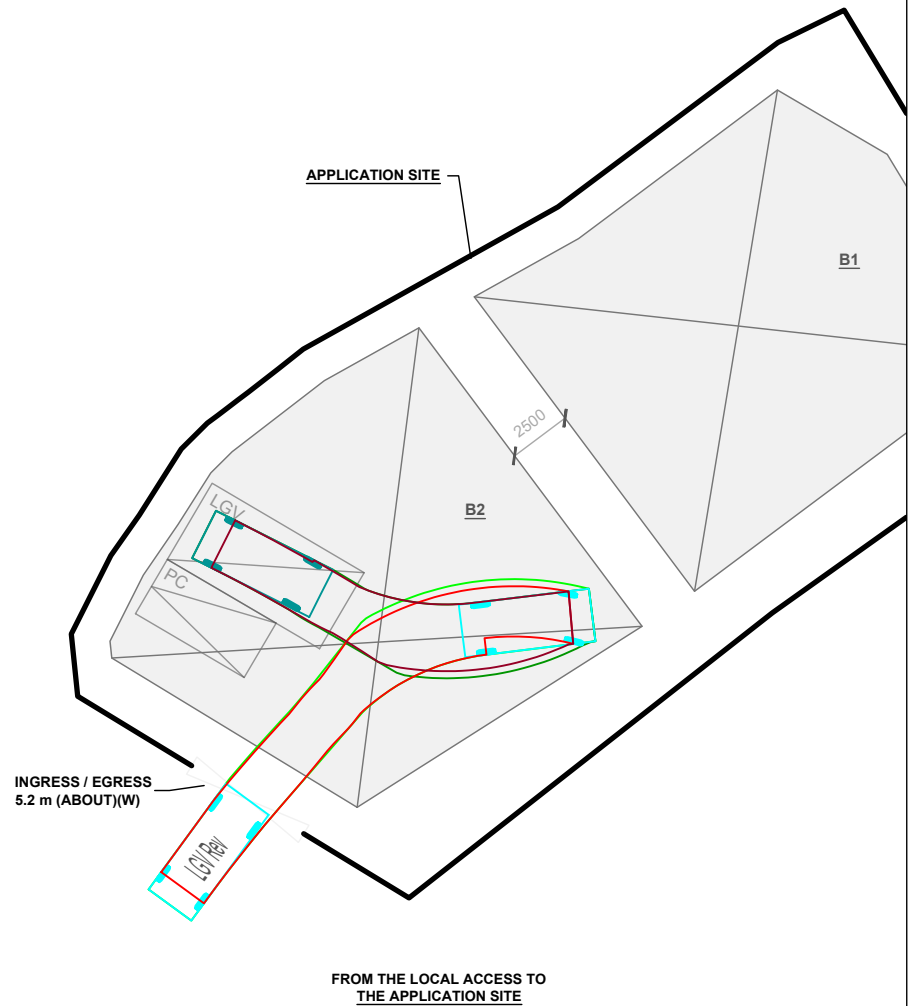
DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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SWEPT PATH ANALYSIS

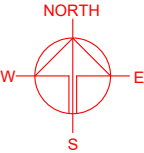
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

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



PLANNING CONSULTANT
R-RICHES
PLANNING LIMITED

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SCALE
1 : 500 @ A4

DRAWN BY MN	DATE 24.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 001
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