

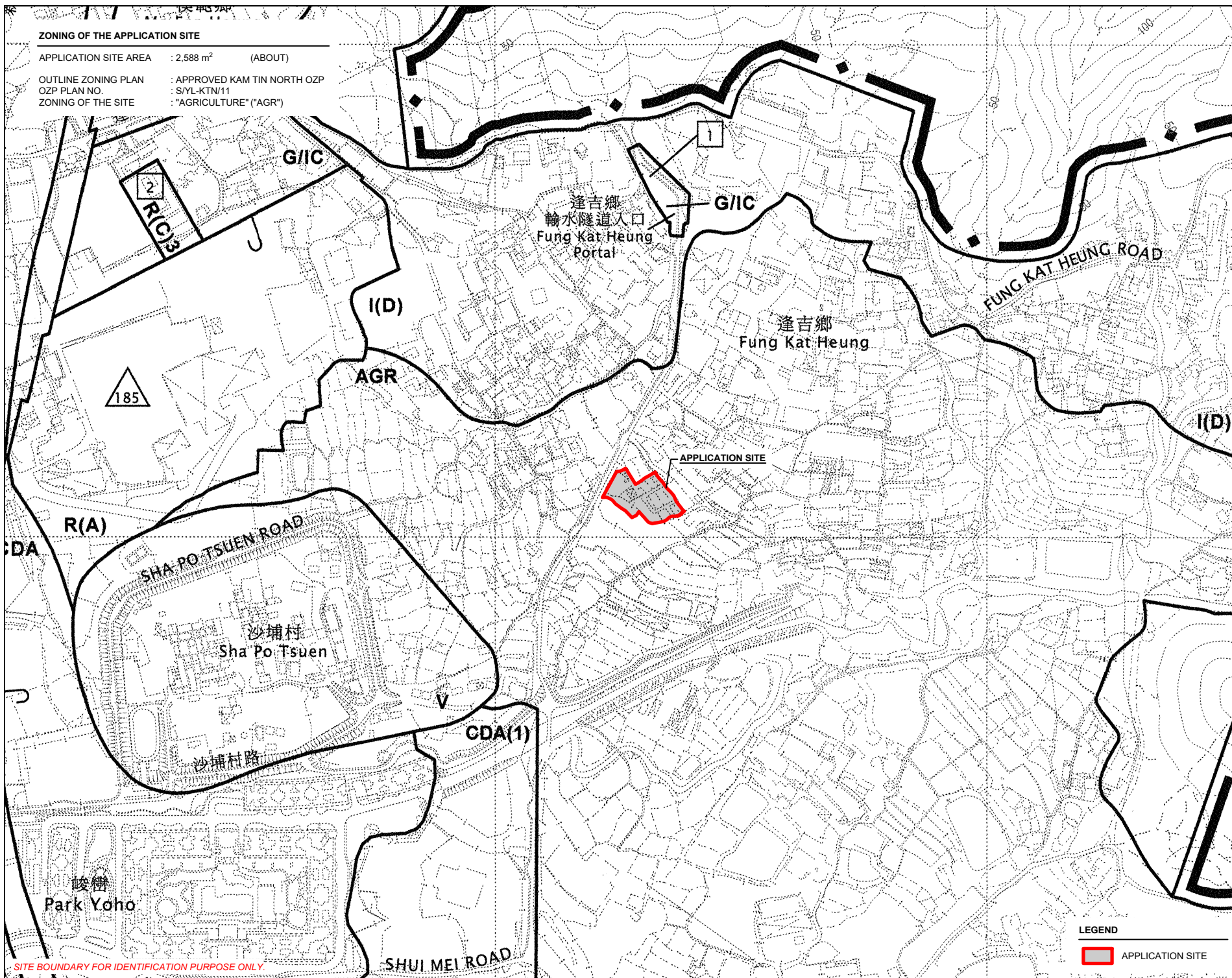
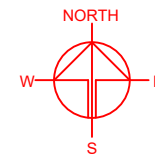
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,588 m² (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 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,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

24.6.2024

DATE

DATE

DWG. TITLE

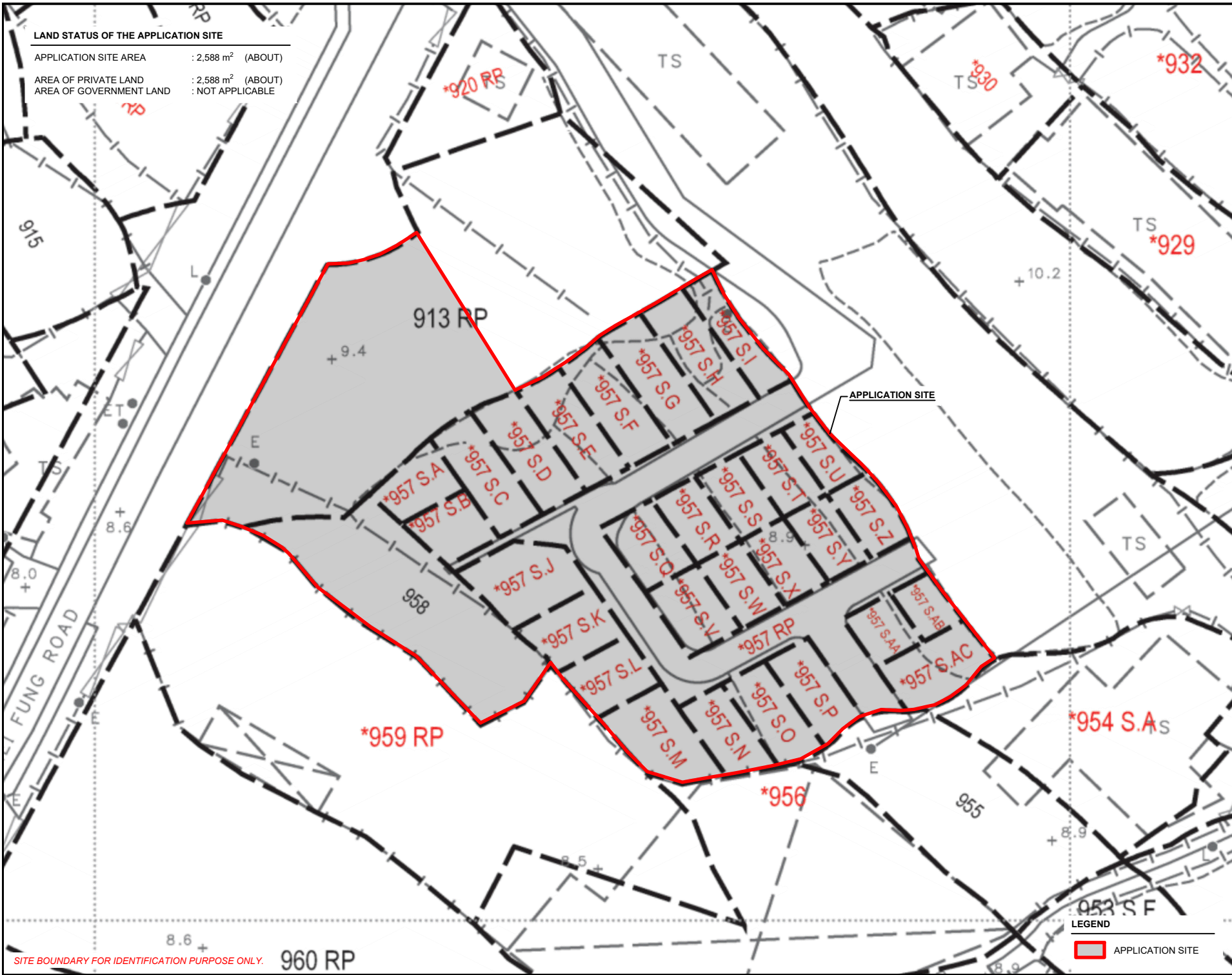
ZONING OF THE SITE

DWG. NO.

PLAN 2

VER.

001



LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 2,588 m ² (ABOUT)
AREA OF PRIVATE LAND	: 2,588 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

NORTH

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

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

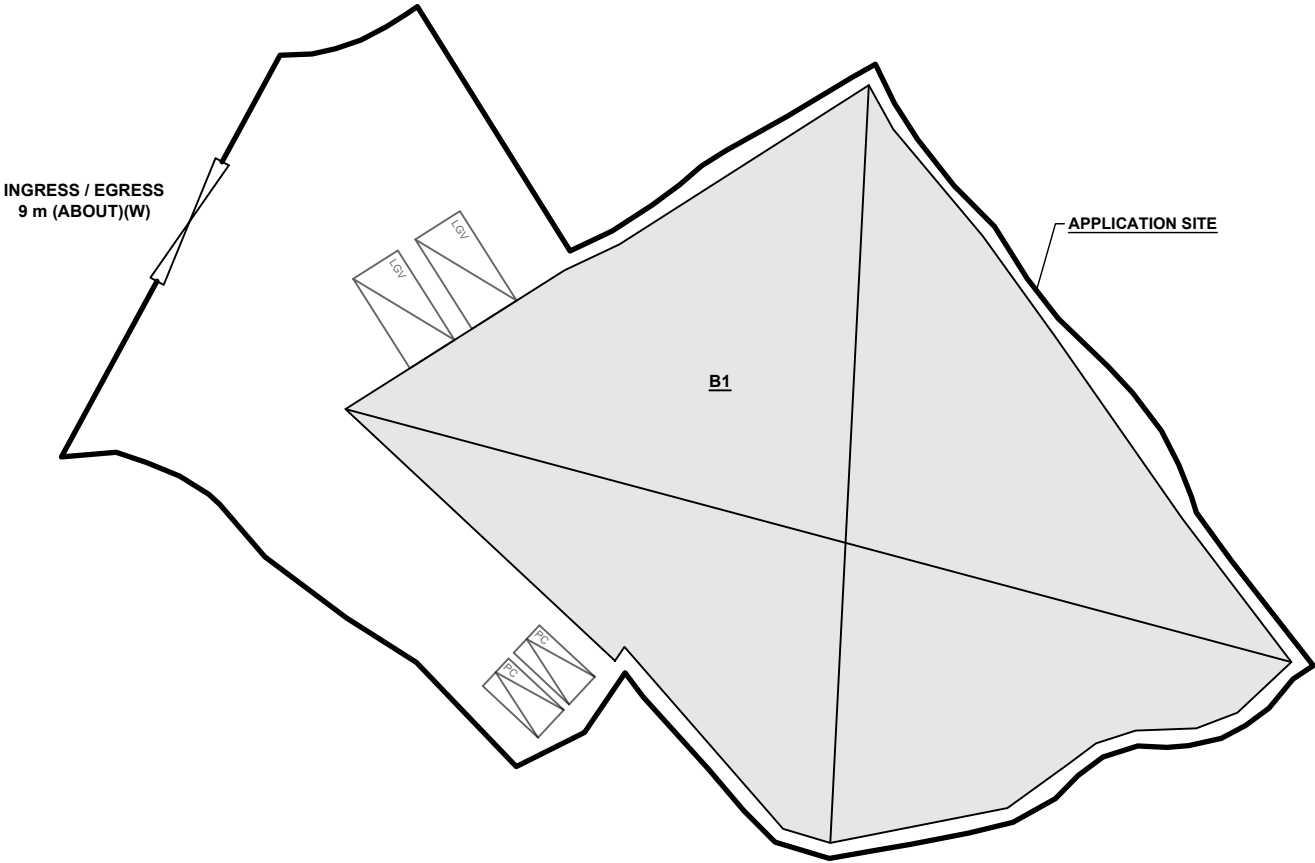
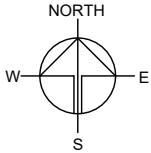
DWG NO.	VER.
PLAN 3	001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
COVERED AREA	: 1,635 m ²	(ABOUT)
UNCOVERED AREA	: 953 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 3,270 m ²	(ABOUT)
TOTAL GFA	: 3,270 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m ² (ABOUT)	3,270 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		1,635 m ² (ABOUT)	3,270 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. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
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

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

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

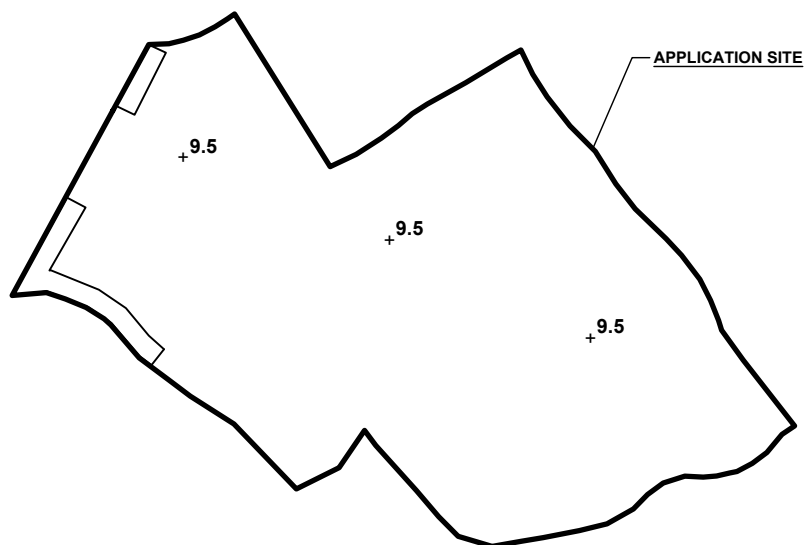
DWG. TITLE	VER.
LAYOUT PLAN	001

DWG NO.	PLAN 4
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND AND HARD-PAVED	
EXISTING FILLED AREA	: 2,517 m ²	
EXISTING SITE LEVELS	: +9.5 mPD	(ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



**EXISTING SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)

LEGEND

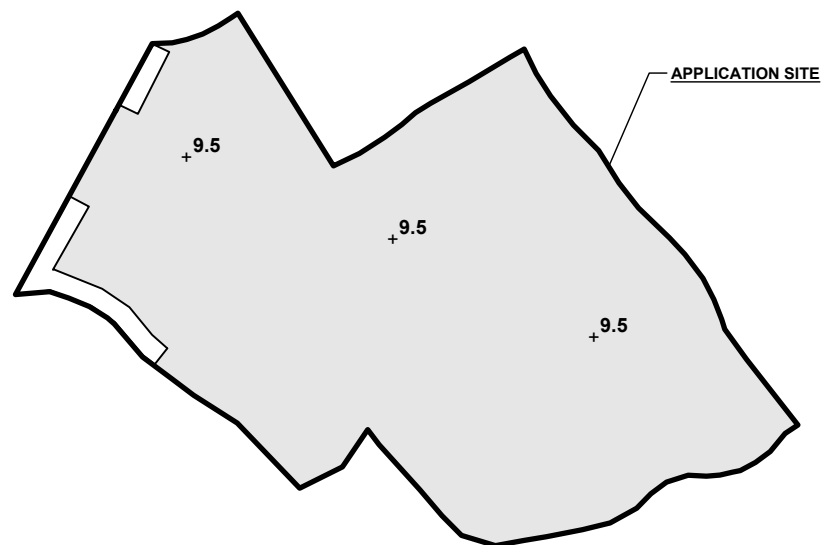
	APPLICATION SITE
	+8.9 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
FILLING OF LAND AREA	: 2,517 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +9.5 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

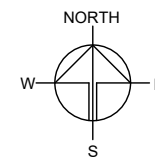
ALL THE EXISTING HARD-PAVING WILL BE REMOVED BY THE APPLICANT. THE SITE WILL BE FILLED TO THE PROPOSED SITE LEVELS AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD.



**PROPOSED SITE LEVEL OF
THE APPLICATION SITE**
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA
	+9.5 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 800 @ A4

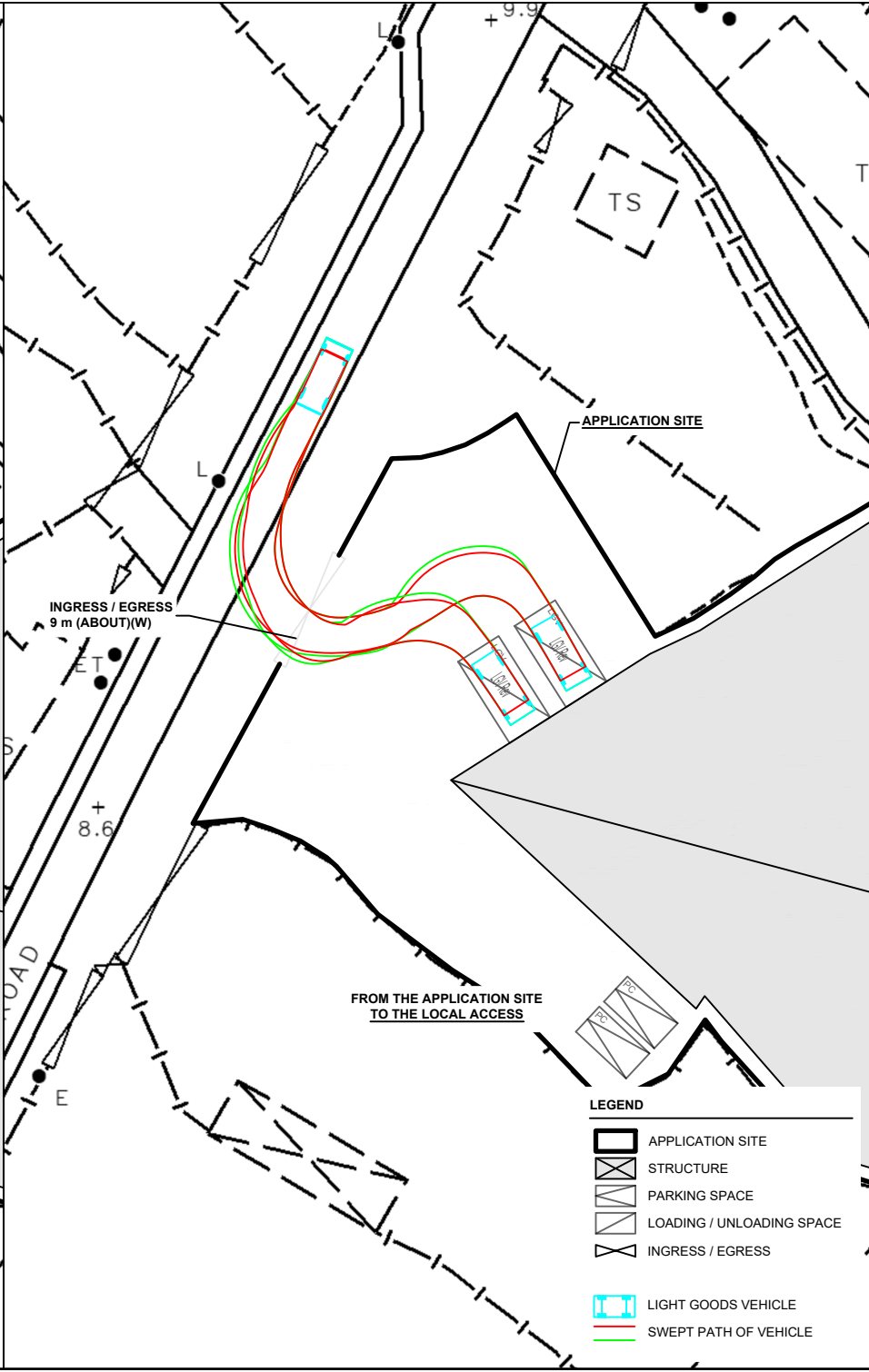
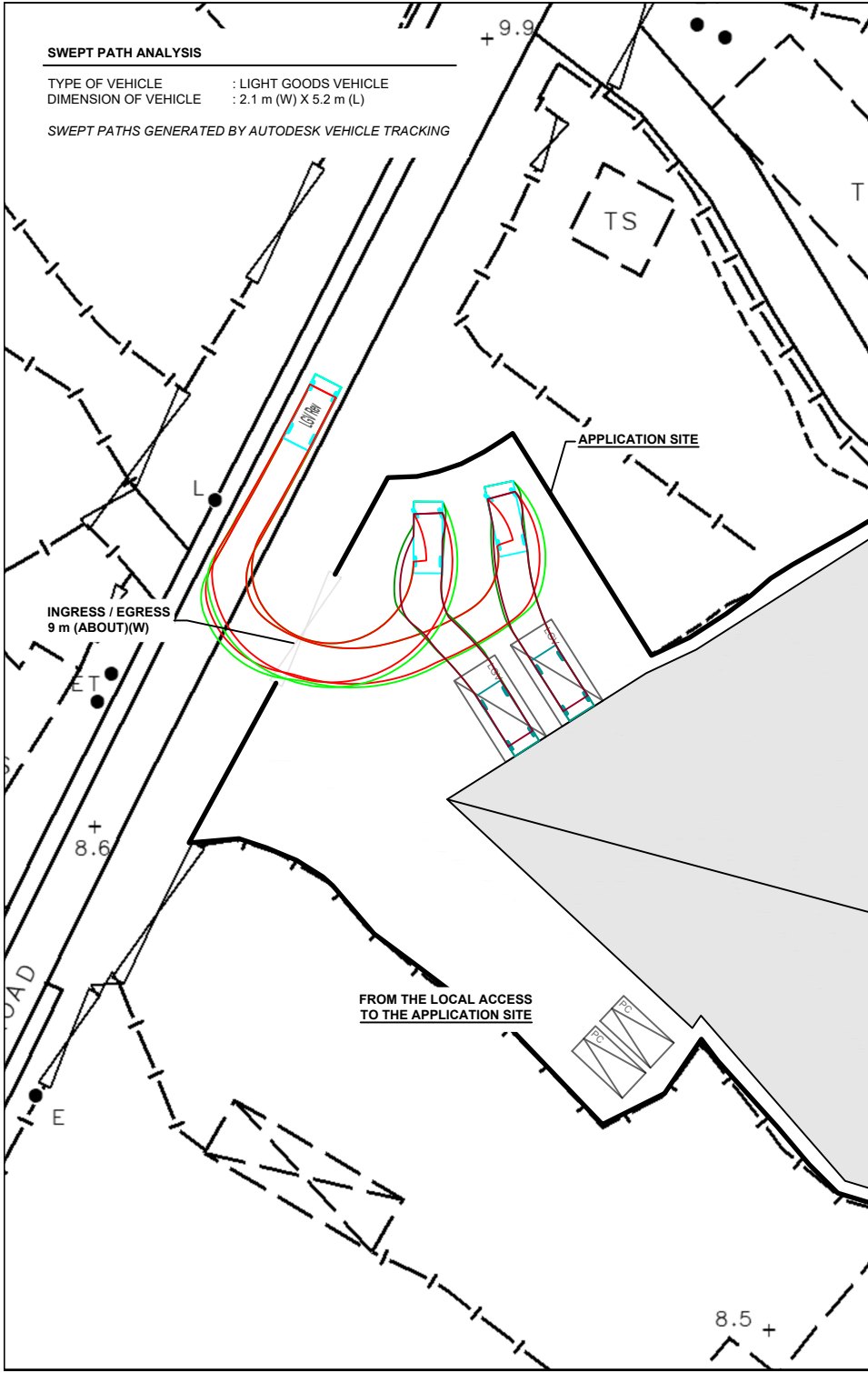
DRAWN BY	DATE
MN	21.6.2024

REVISED BY	DATE
LT	16.6.2026

APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001



NORTH

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

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 6	001