

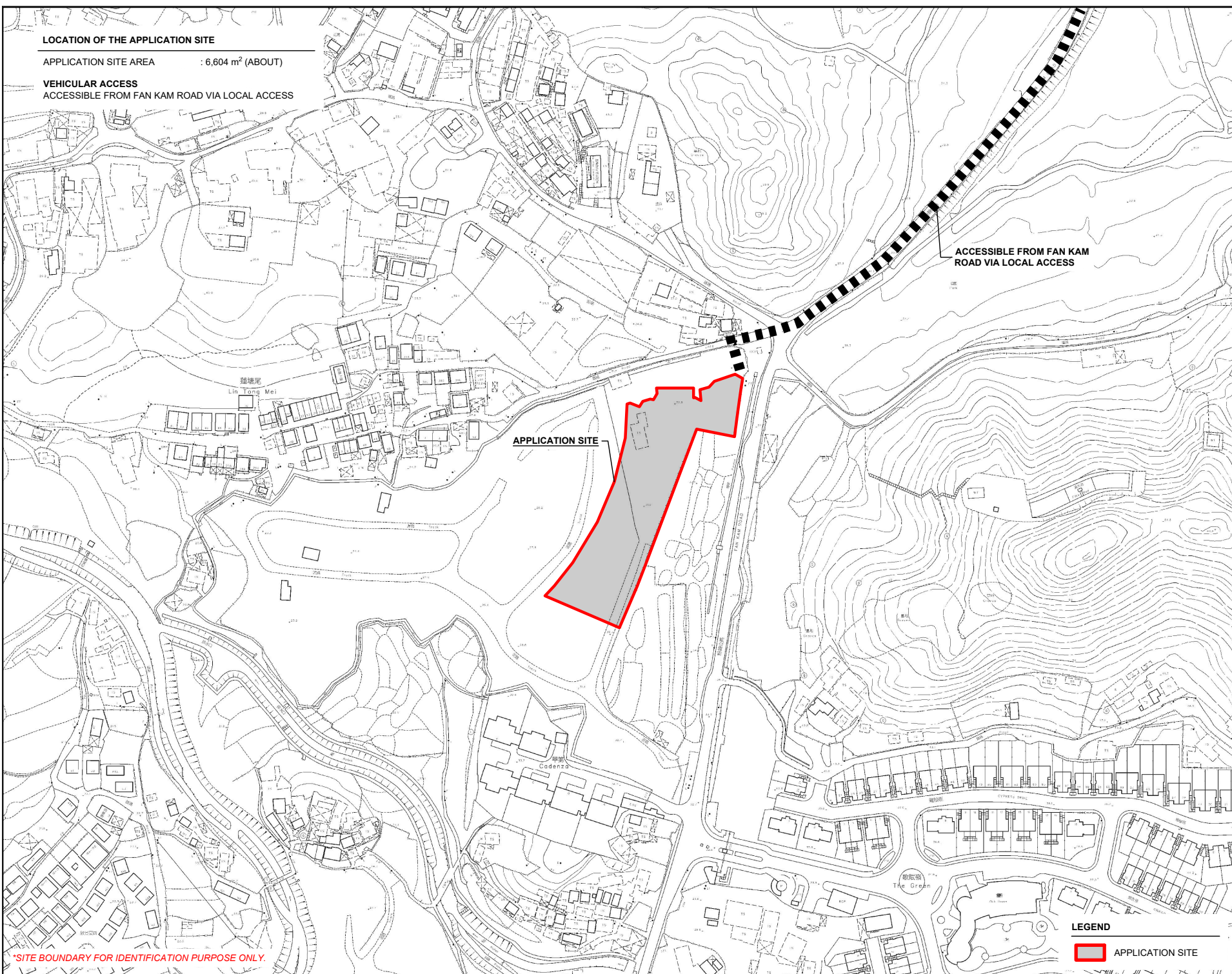
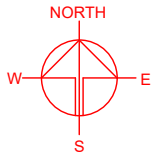
LIST OF PLANS

| | |
|----------------|---|
| Plan 1 | Location Plan |
| Plan 2 | Plan Showing the Zoning of the Application Site |
| Plan 3 | Plan Showing the Land Status of the Application Site |
| Plan 4 | Plan Showing the Location of the Applicant's Original Premises in Tong Yan Shan Tsuen |
| Plan 5 | Plan Showing the Zoning of the Applicant's Original Premises in Tong Yan San Tsuen |
| Plan 6 | Plan showing the Development Phasing of the Yuen Long South New Development Area |
| Plan 7 | Plan Showing the Locations of Alternative Sites for Relocation |
| Plan 8 | Aerial Photo of the Application Site |
| Plan 9 | Layout Plan |
| Plan 10 | Plan Showing the Filling Ratio of the Application Site |
| Plan 11 | Swept Path Analysis |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA LOCAL ACCESS



ACCESSIBLE FROM FAN KAM ROAD VIA LOCAL ACCESS

APPLICATION SITE

鐘塘尾
Lin Tong Mei

Odessa

The Green

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE
1 : 3000 @ A4

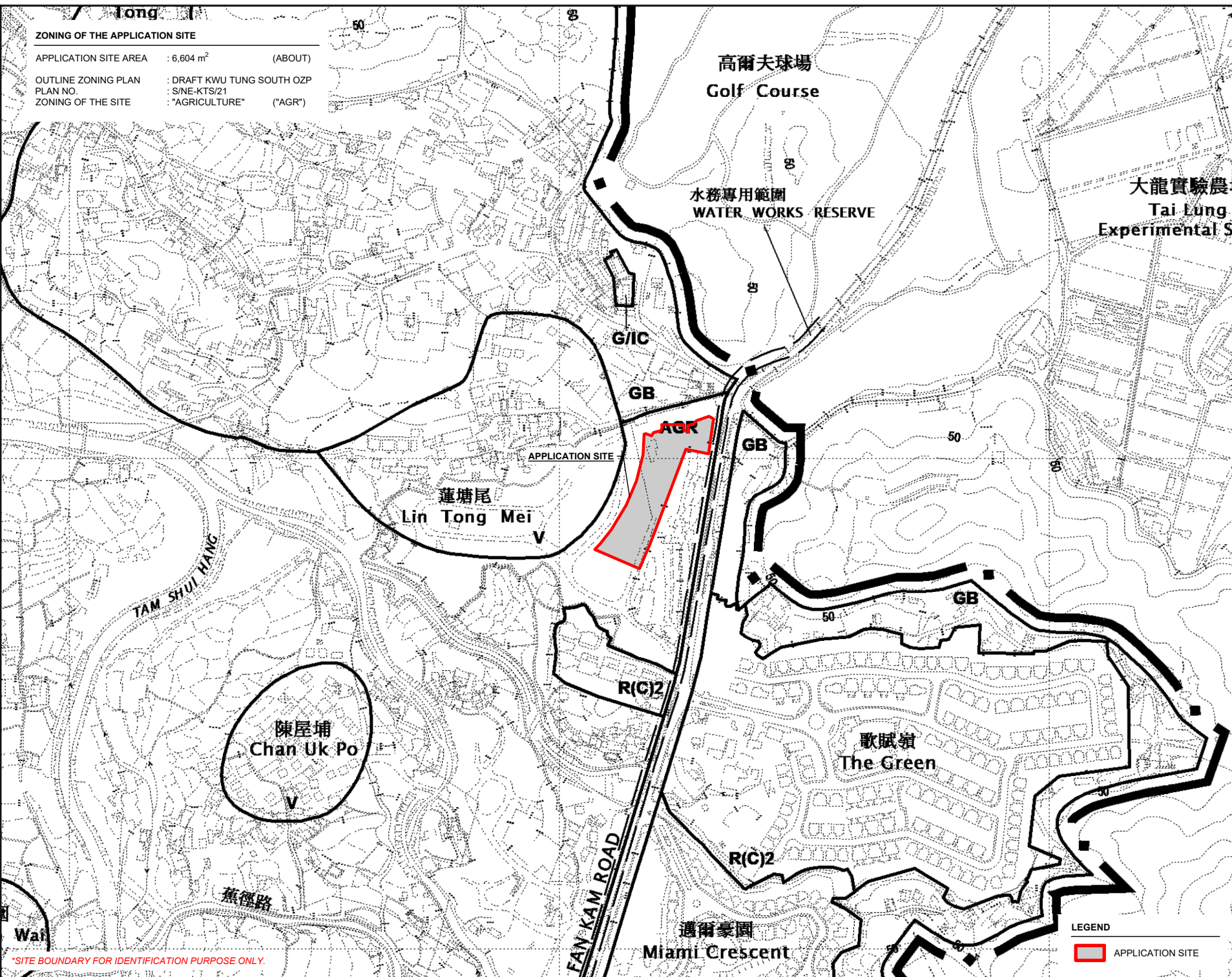
DRAWN BY: MN DATE: 5.11.2024

REVISED BY: DATE:

APPROVED BY: DATE:

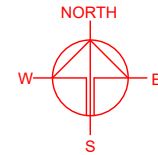
DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT KWU TUNG SOUTH OZP
 PLAN NO. : S/NE-KTS/21
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY
 MN 5.11.2024

REVISED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 ZONING OF THE SITE

DWG NO.
 PLAN 2

VER.
 001

LEGEND
 APPLICATION SITE

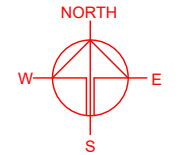
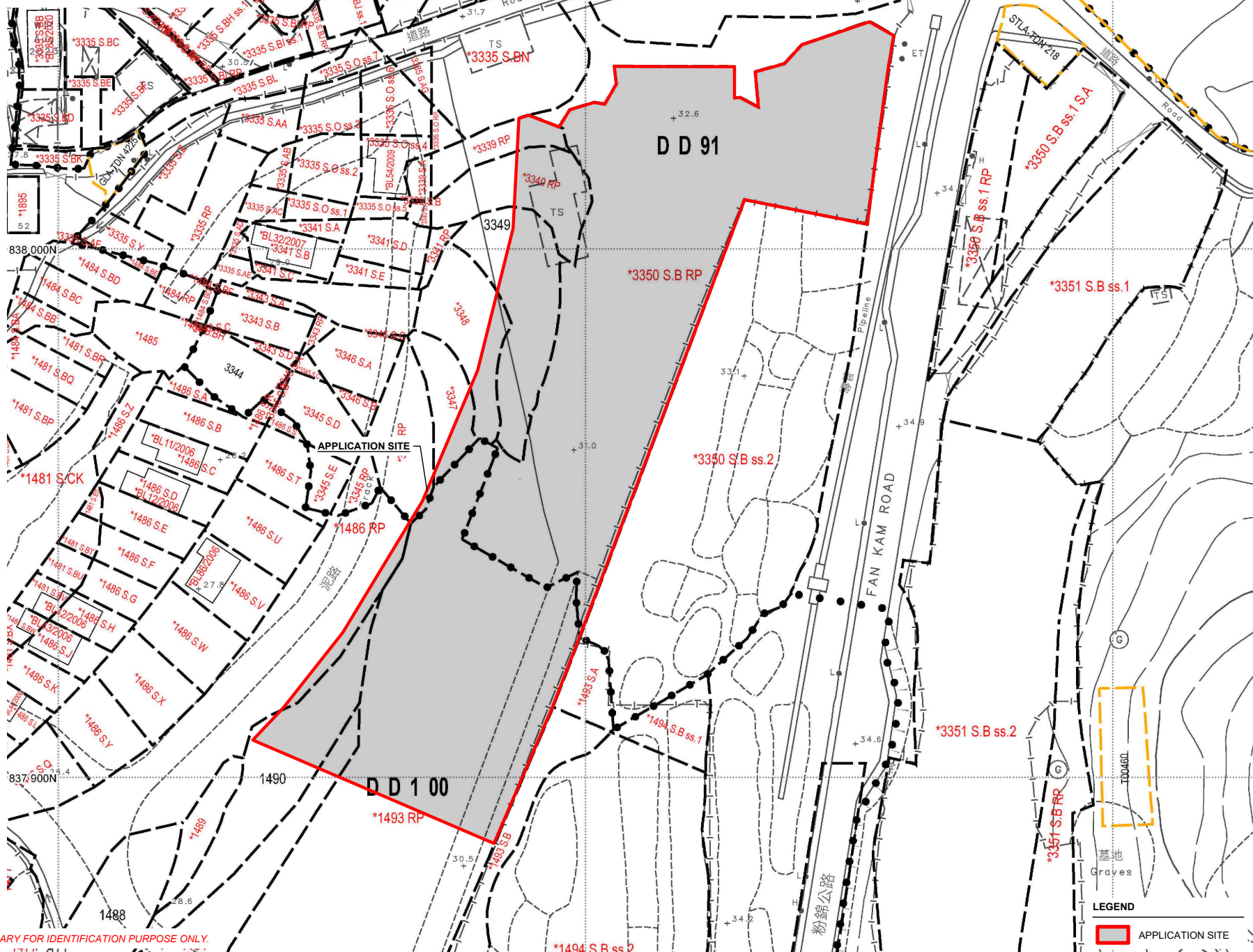
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 AREA OF PRIVATE LAND : 6,604 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

3335 S.U ss.1

TS



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

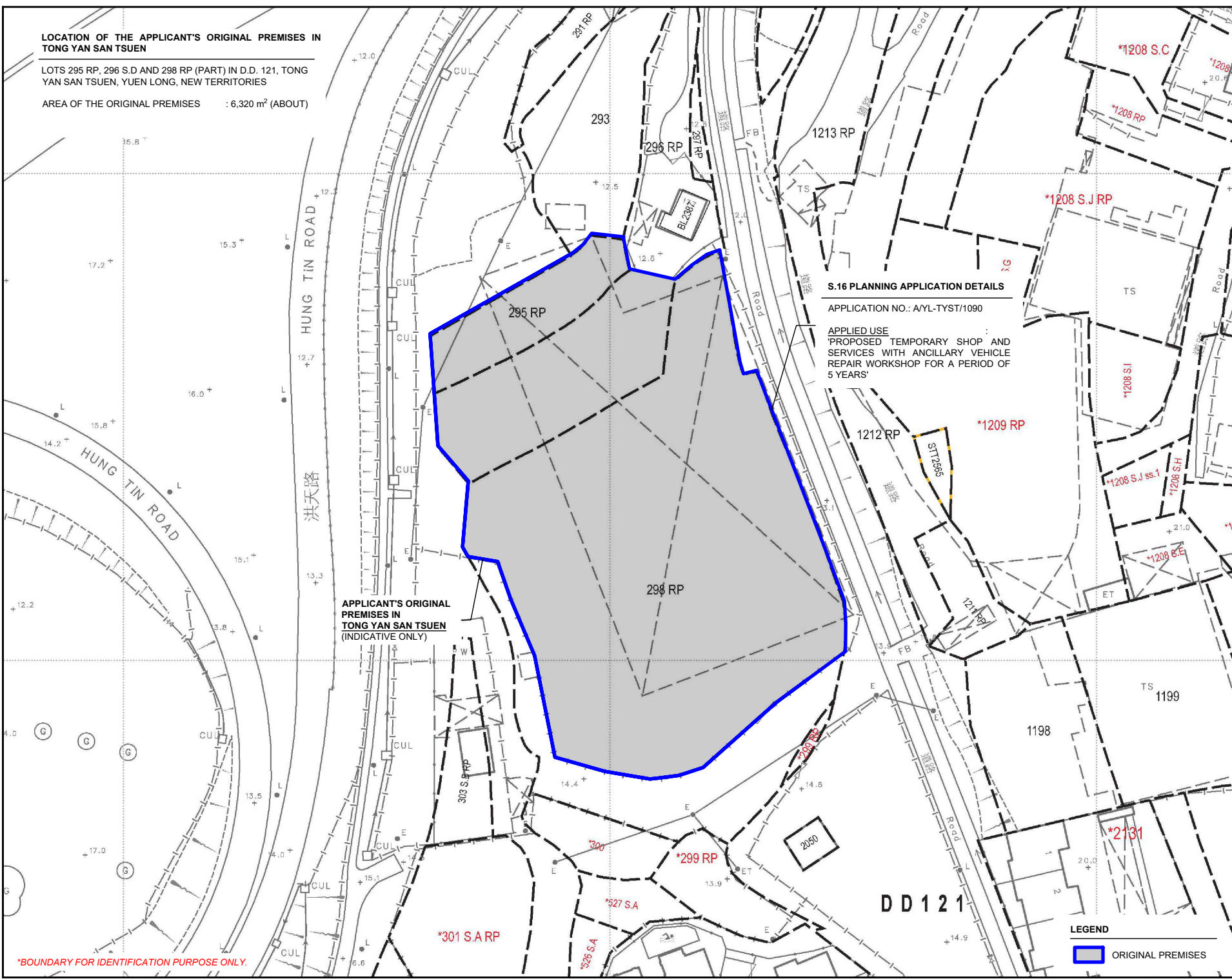
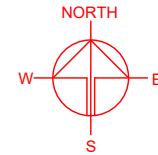
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|---------------------------------------|-------------------|
| SCALE 1: 1000 @ A4 | |
| DRAWN BY MN | DATE 5.11.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE LAND STATUS OF THE SITE | |
| DWG. NO. PLAN 3 | VER. 001 |

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

LOTS 295 RP, 296 S.D AND 298 RP (PART) IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

AREA OF THE ORIGINAL PREMISES : 6,320 m² (ABOUT)



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: AYL-TYST/1090

APPLIED USE
 'PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS'

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE
 1: 1000 @ A4

DRAWN BY: MN DATE: 11.4.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 OP (LOCATION PLAN)

DWG NO.: PLAN 4 VER.: 001

LEGEND
 ORIGINAL PREMISES

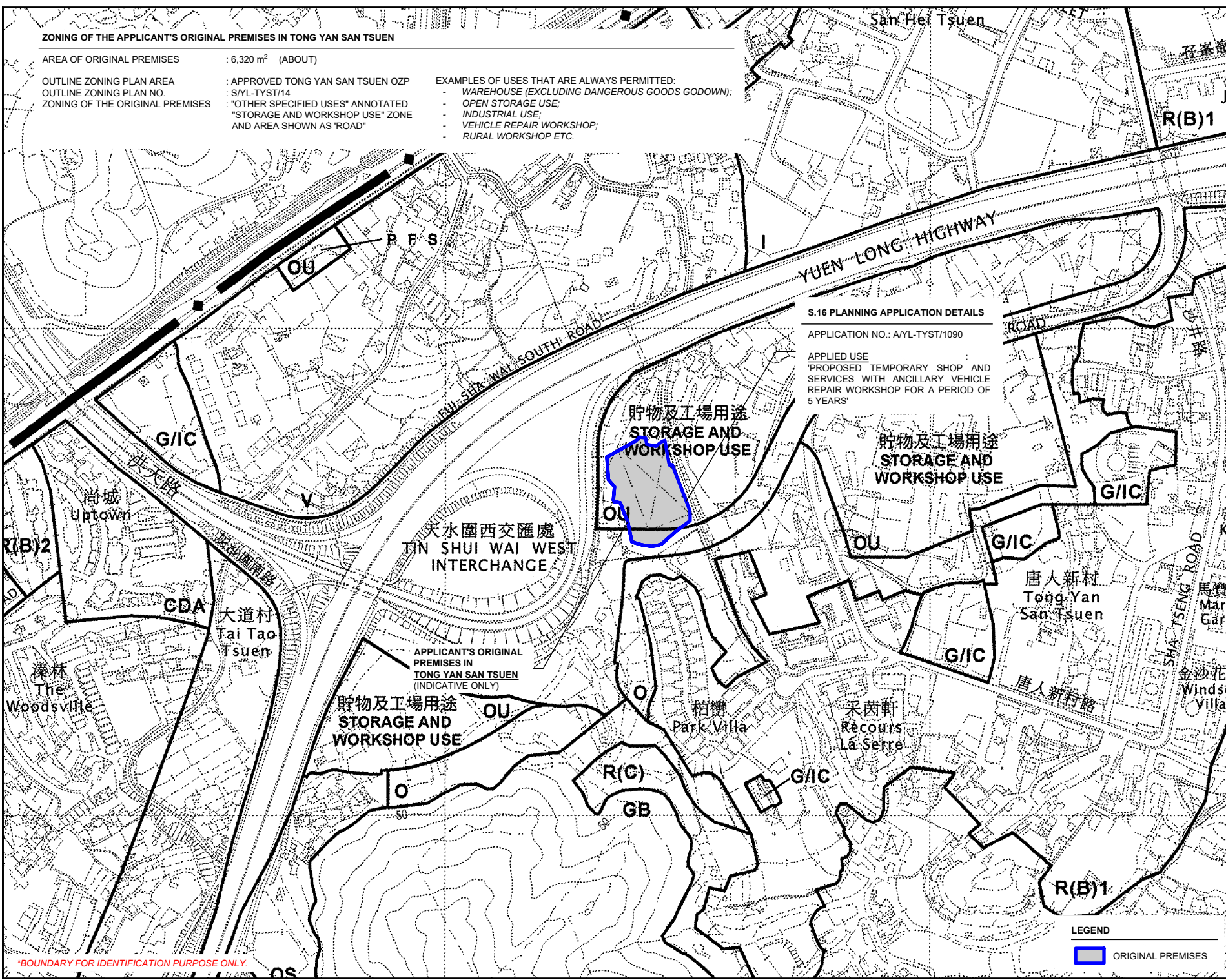
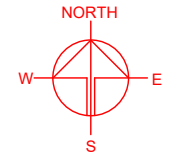
DD 121

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

AREA OF ORIGINAL PREMISES : 6,320 m² (ABOUT)

OUTLINE ZONING PLAN AREA : APPROVED TONG YAN SAN TSUEN OZP
 OUTLINE ZONING PLAN NO. : SYL-TYST/14
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "STORAGE AND WORKSHOP USE" ZONE AND AREA SHOWN AS "ROAD"

EXAMPLES OF USES THAT ARE ALWAYS PERMITTED:
 - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN);
 - OPEN STORAGE USE;
 - INDUSTRIAL USE;
 - VEHICLE REPAIR WORKSHOP;
 - RURAL WORKSHOP ETC.



S.16 PLANNING APPLICATION DETAILS

APPLICATION NO.: A/YL-TYST/1090

APPLIED USE
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS

貯物及工場用途
 STORAGE AND WORKSHOP USE

貯物及工場用途
 STORAGE AND WORKSHOP USE

貯物及工場用途
 STORAGE AND WORKSHOP USE

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

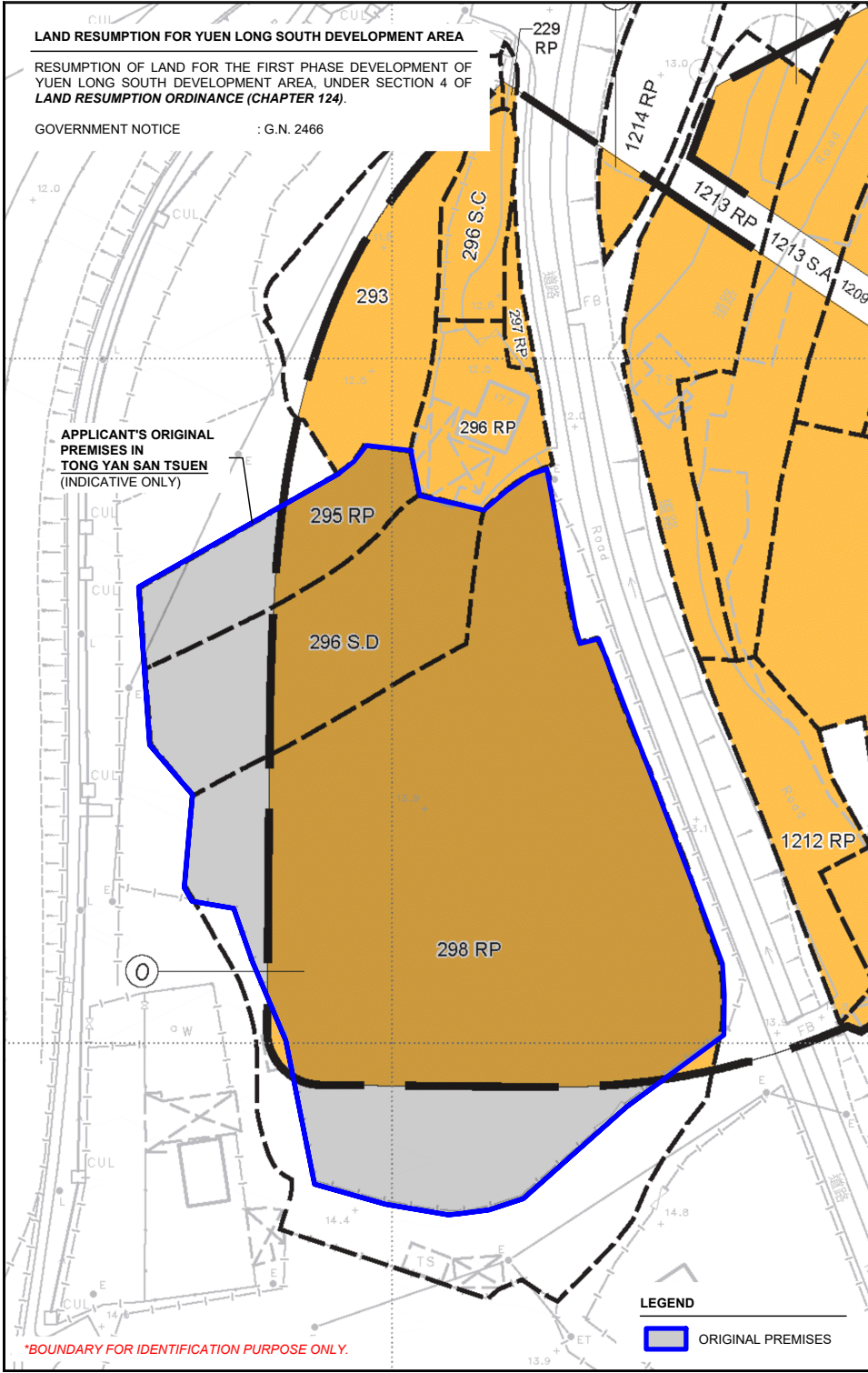
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|----------------------------------|-------------------|
| SCALE 1: 5000 @ A4 | |
| DRAWN BY MN | DATE 11.4.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE OP (LOCATION PLAN) | |
| DWG. NO. PLAN 5 | VER. 001 |

LAND RESUMPTION FOR YUEN LONG SOUTH DEVELOPMENT AREA

RESUMPTION OF LAND FOR THE FIRST PHASE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA, UNDER SECTION 4 OF LAND RESUMPTION ORDINANCE (CHAPTER 124).

GOVERNMENT NOTICE : G.N. 2466

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)

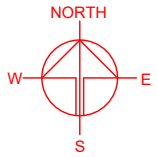
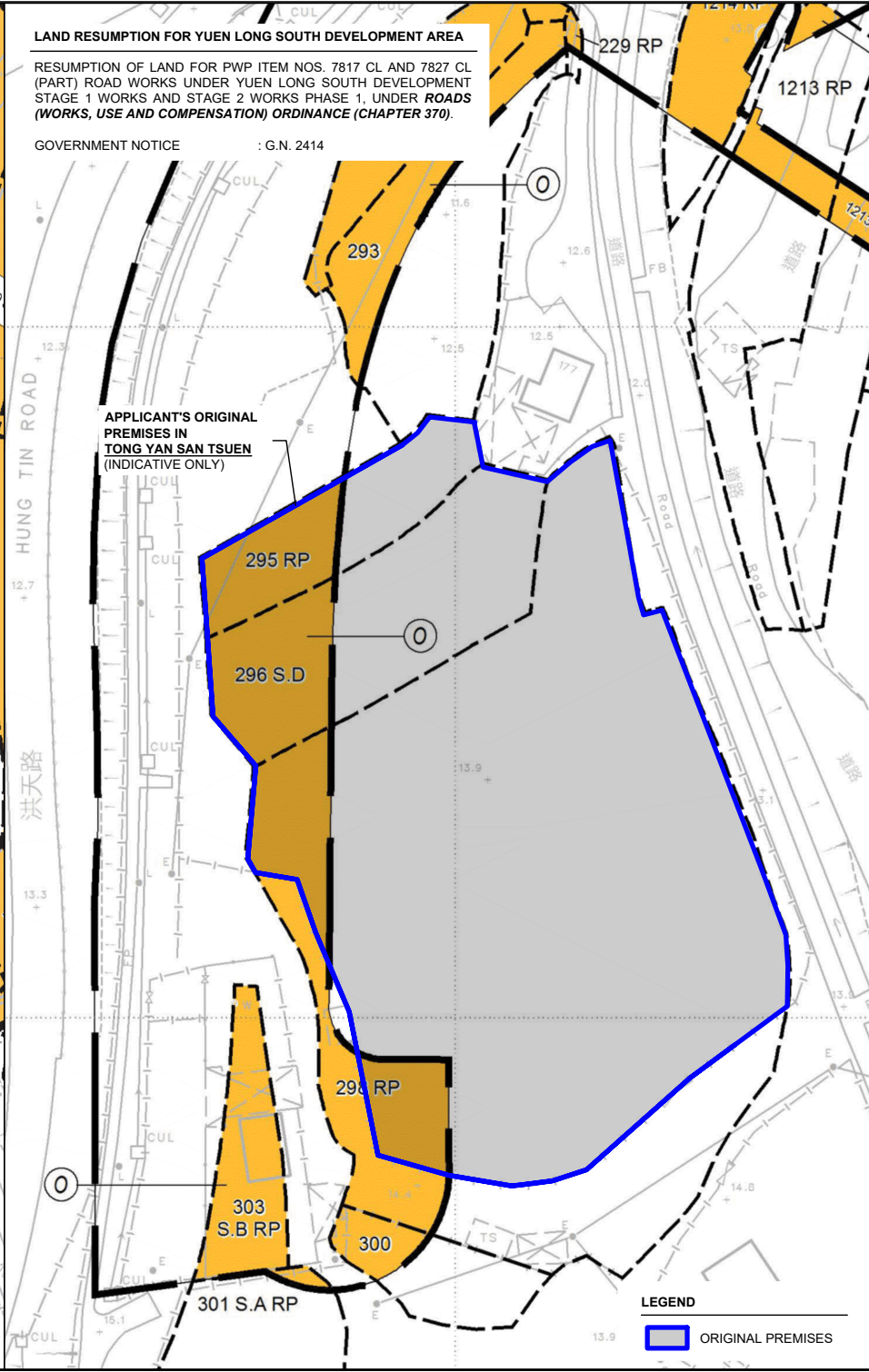


LAND RESUMPTION FOR YUEN LONG SOUTH DEVELOPMENT AREA

RESUMPTION OF LAND FOR PWP ITEM NOS. 7817 CL AND 7827 CL (PART) ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT STAGE 1 WORKS AND STAGE 2 WORKS PHASE 1, UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370).

GOVERNMENT NOTICE : G.N. 2414

APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)



PLANNING CONSULTANT



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

SITE LOCATION
 VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE
 1: 1000 @ A4

DRAWN BY: MN DATE: 11.4.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 LAND RESUMPTION PLAN

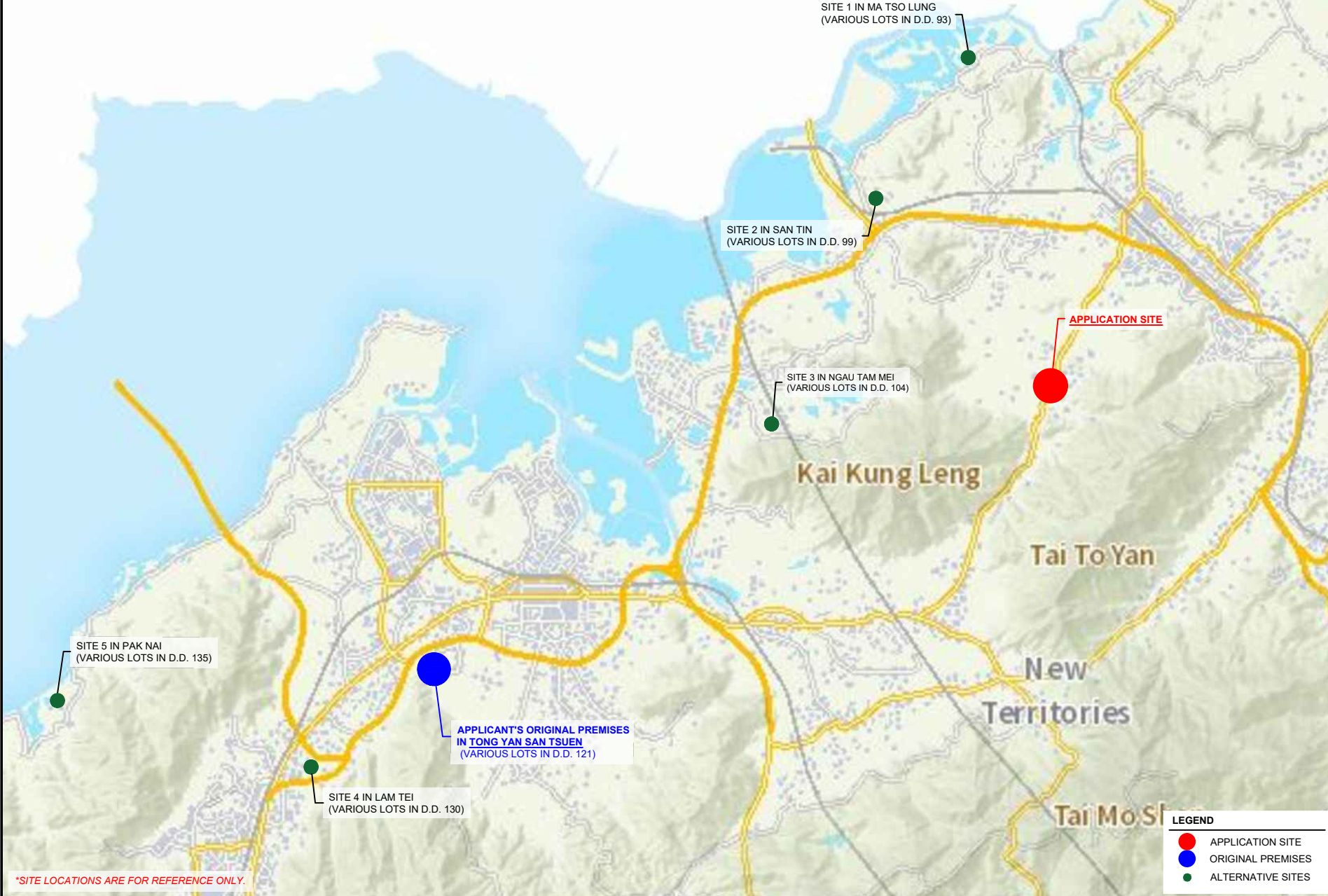
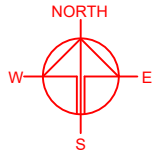
DWG NO.: PLAN 6 VER.: 001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

LEGEND

| | |
|--|-------------------|
| | APPLICATION SITE |
| | ORIGINAL PREMISES |
| | ALTERNATIVE SITES |

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING ANCILLARY FACILITIES)

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

INDICATIVE ONLY

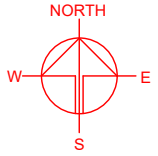
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| DRAWN BY | DATE |
| LT | 21.5.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
ALTERNATIVE SITES

| | |
|----------|------|
| DWG. NO. | VER. |
| PLAN 7 | 001 |

EXISTING CONDITION OF THE APPLICATION SITE


APPLICATION SITE AREA : 6,604 m² (ABOUT)
AERIAL PHOTO NO. : E185413C
DATE OF PHOTO : 23/2/2023
SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

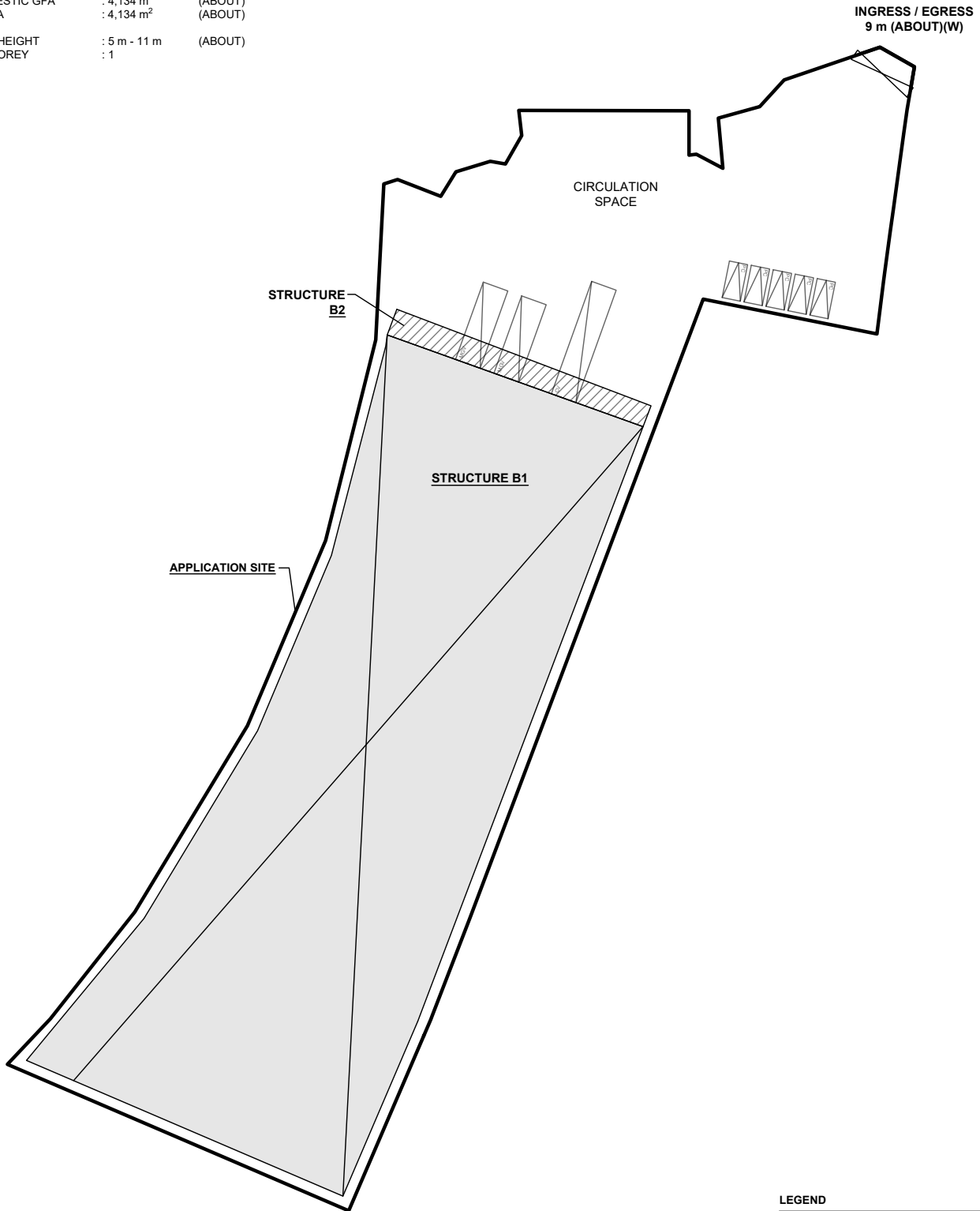
SITE LOCATION
VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

| | |
|--|-------------------|
| SCALE 1 : 2000 @ A4 | |
| DRAWN BY MN | DATE 5.11.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE AERIAL PHOTO OF THE SITE | |
| DWG NO. PLAN 8 | VER. 001 |

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 6,604 m ² | (ABOUT) |
| COVERED AREA | : 4,134 m ² | (ABOUT) |
| UNCOVERED AREA | : 2,470m ² | (ABOUT) |
| PLOT RATIO | : 0.63 | (ABOUT) |
| SITE COVERAGE | : 63 % | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 4,134 m ² | (ABOUT) |
| TOTAL GFA | : 4,134 m ² | (ABOUT) |
| BUILDING HEIGHT | : 5 m - 11 m | (ABOUT) |
| NO. OF STOREY | : 1 | |








| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|--|------------------------------------|------------------------------------|------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM | 4,013 m ² (ABOUT) | 4,013 m ² (ABOUT) | 11 m (ABOUT)(1-STOREY) |
| B2 | RAIN SHELTER FOR L/UL ACTIVITIES | 121 m ² (ABOUT) | 121 m ² (ABOUT) | 5 m (ABOUT)(1-STOREY) |
| TOTAL | | 4,134 m² (ABOUT) | 4,134 m² (ABOUT) | |




PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

| | |
|--|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 5 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE (MGV) | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 11 m (L) x 3.5 m (W) |
| NO. OF L/UL SPACE FOR CONTAINER VEHICLE (CV) | : 1 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 16 m (L) x 3.5 m (W) |

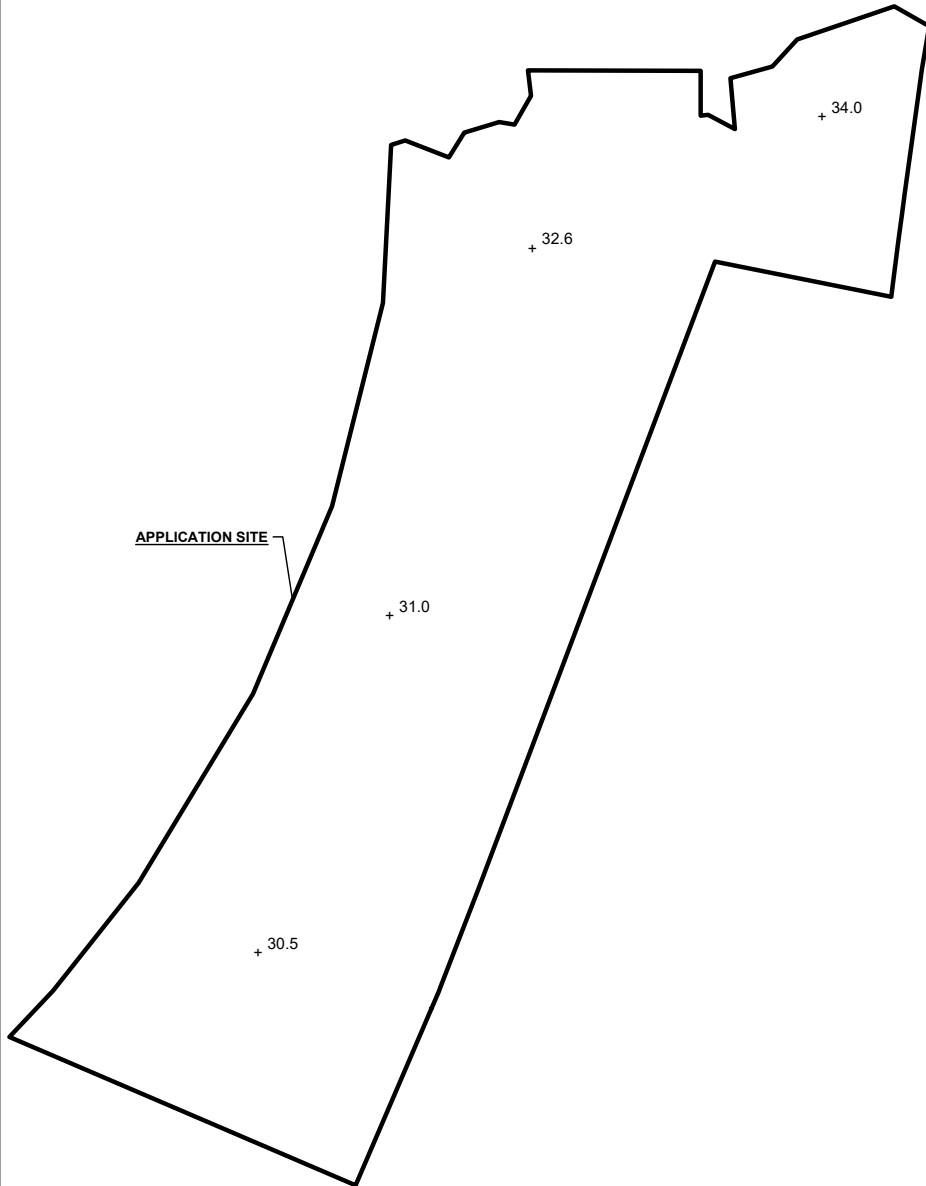
LEGEND

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


| | | | | | | |
|---|---|--|-----------------------|-------------------|----------------------|-------------|
| PLANNING CONSULTANT  | PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND | ADDRESS VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES | SCALE 1 : 800 @ A4 | | TITLE LAYOUT PLAN | |
| | | | DRAWN BY MN | DATE 4.11.2024 | DWG NO. PLAN 9 | VER. 001 |


EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 EXISTING SITE LEVELS : +30.5 mPD - +34.0 mPD (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND



LEGEND

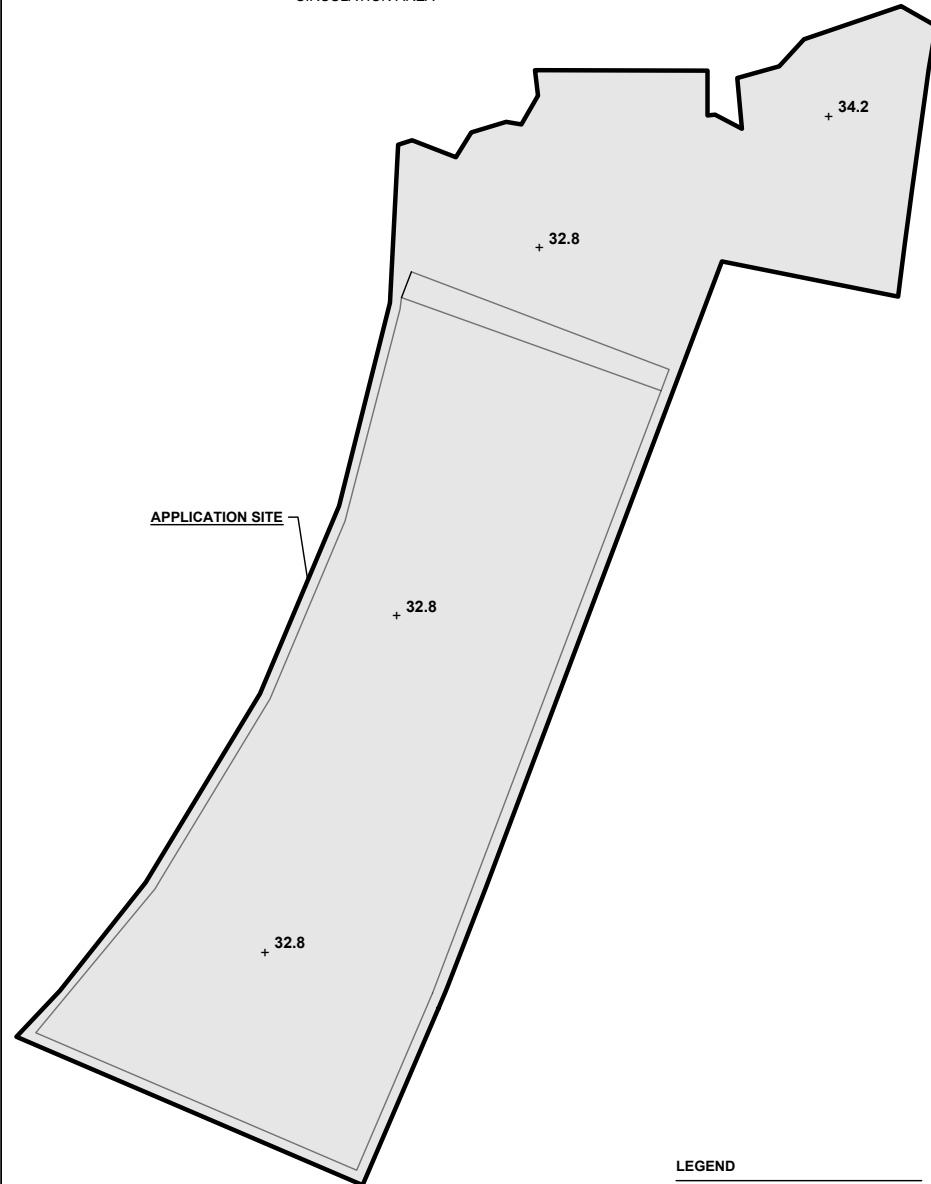
 APPLICATION SITE

 +10.2 EXISTING SITE LEVEL


*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.


PROPOSED FILLING OF LAND AT THE APPLICATION SITE


APPLICATION SITE AREA : 6,604 m² (ABOUT)
 FILLING OF LAND AREA : 6,604 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.3 m
 PROPOSED SITE LEVELS : +32.8mPD - +34.2 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING SPACES AND
 CIRCULATION AREA

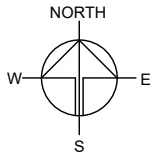


LEGEND

 APPLICATION SITE

 FILLING OF LAND AREA

 +10.2 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

| | |
|----------|-----------|
| DRAWN BY | DATE |
| MN | 5.11.2024 |

| | |
|------------|------|
| REVISED BY | DATE |
| | |

| | |
|-------------|------|
| APPROVED BY | DATE |
| | |

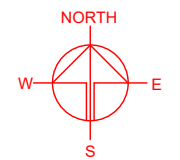
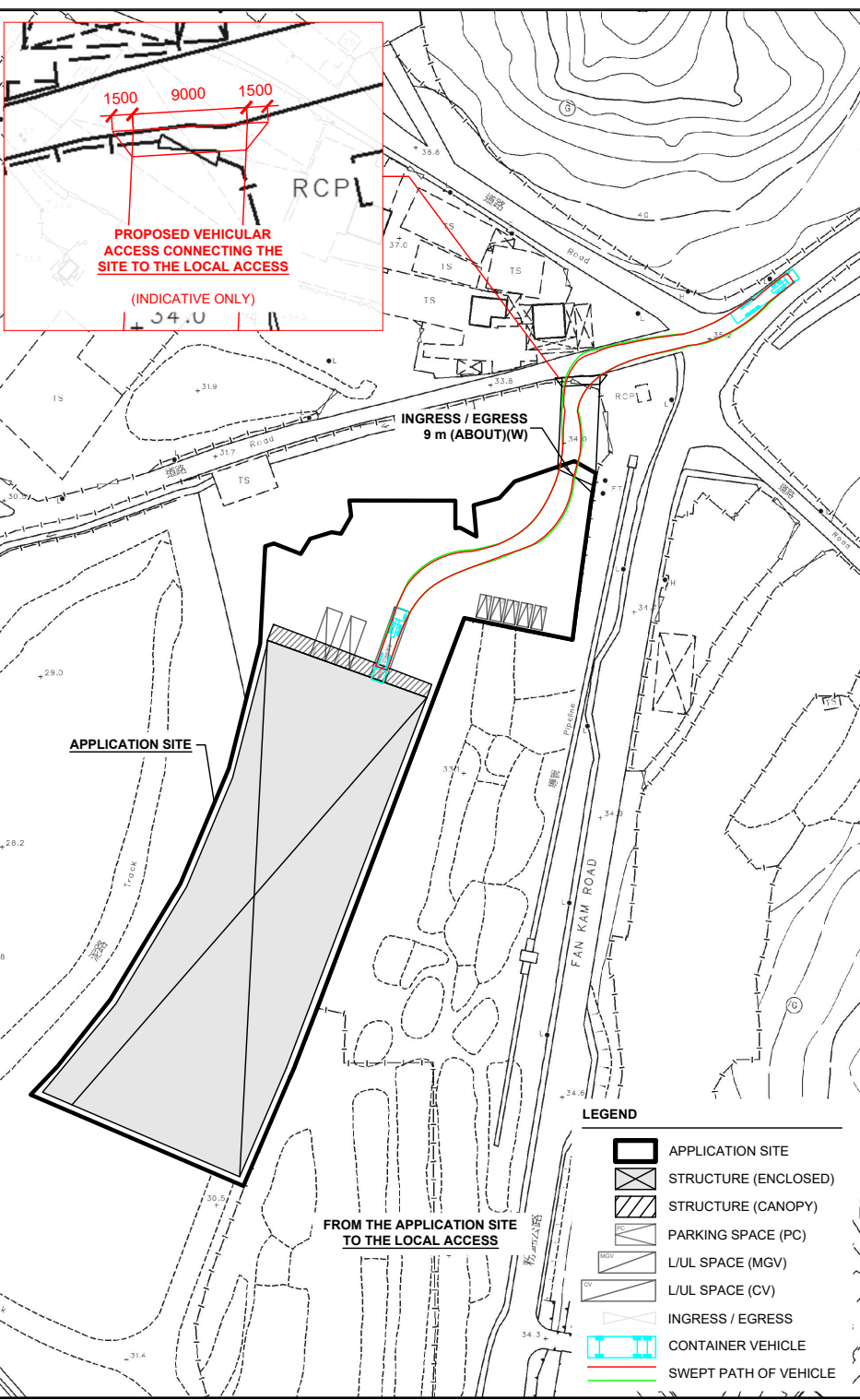
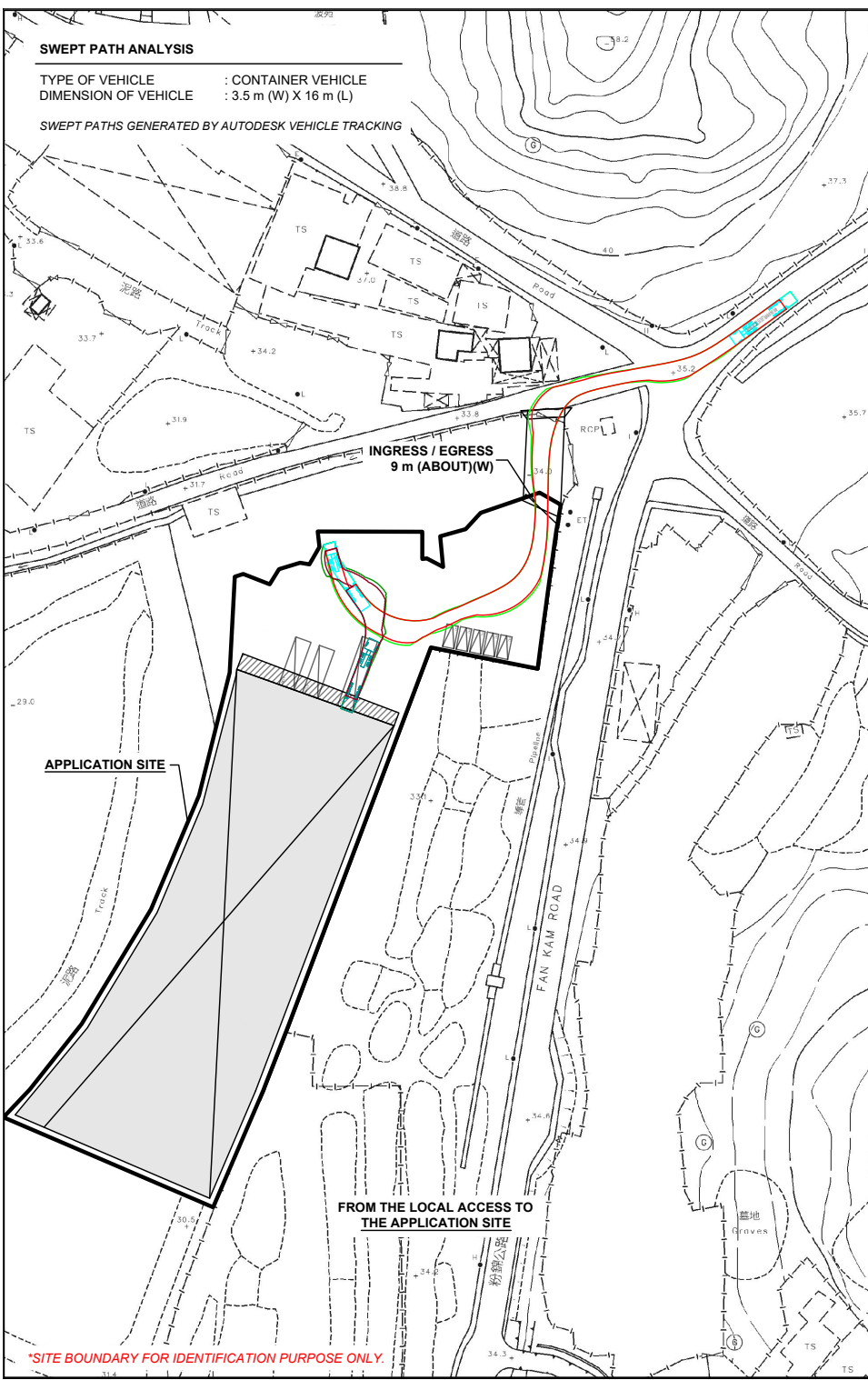
DWG. TITLE
 FILLING OF LAND

| | |
|--------------------|-------------|
| DWG NO. PLAN 10 | VER. 001 |
|--------------------|-------------|

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

APPLICATION SITE

INGRESS / EGRESS
9 m (ABOUT)(W)

INGRESS / EGRESS
9 m (ABOUT)(W)

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE
1: 1500 @ A4

| | |
|----------------|-------------------|
| DRAWN BY MN | DATE 5.11.2024 |
| CHECKED BY | DATE |

| | |
|-------------|------|
| APPROVED BY | DATE |
|-------------|------|

DWG. TITLE
SWEPT PATH ANALYSIS (CV)

| | |
|--------------------|-------------|
| DWG NO. PLAN 11 | VER. 001 |
|--------------------|-------------|

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.