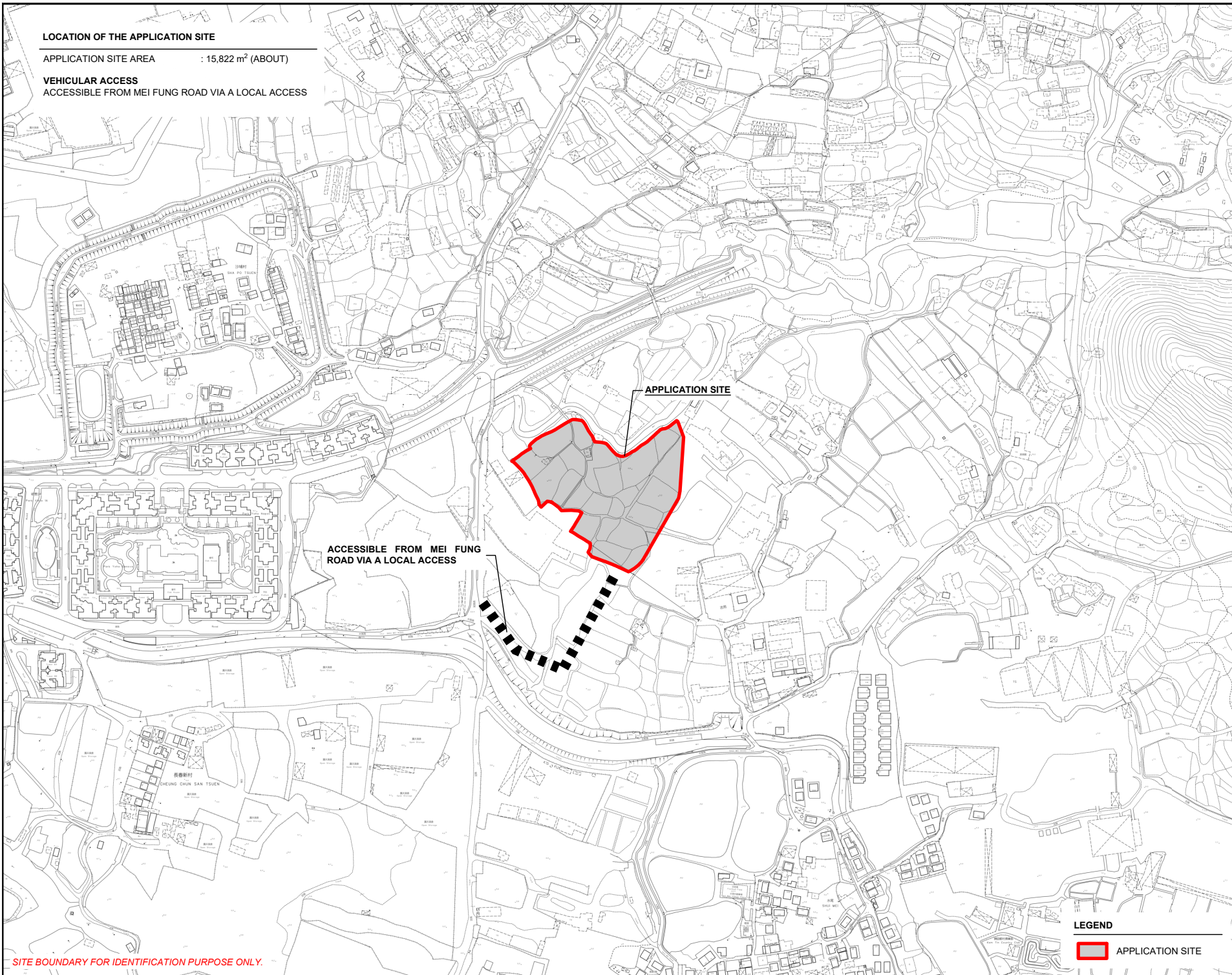
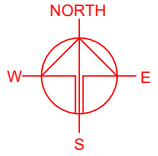


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,822 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES)

SITE LOCATION

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

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

2.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

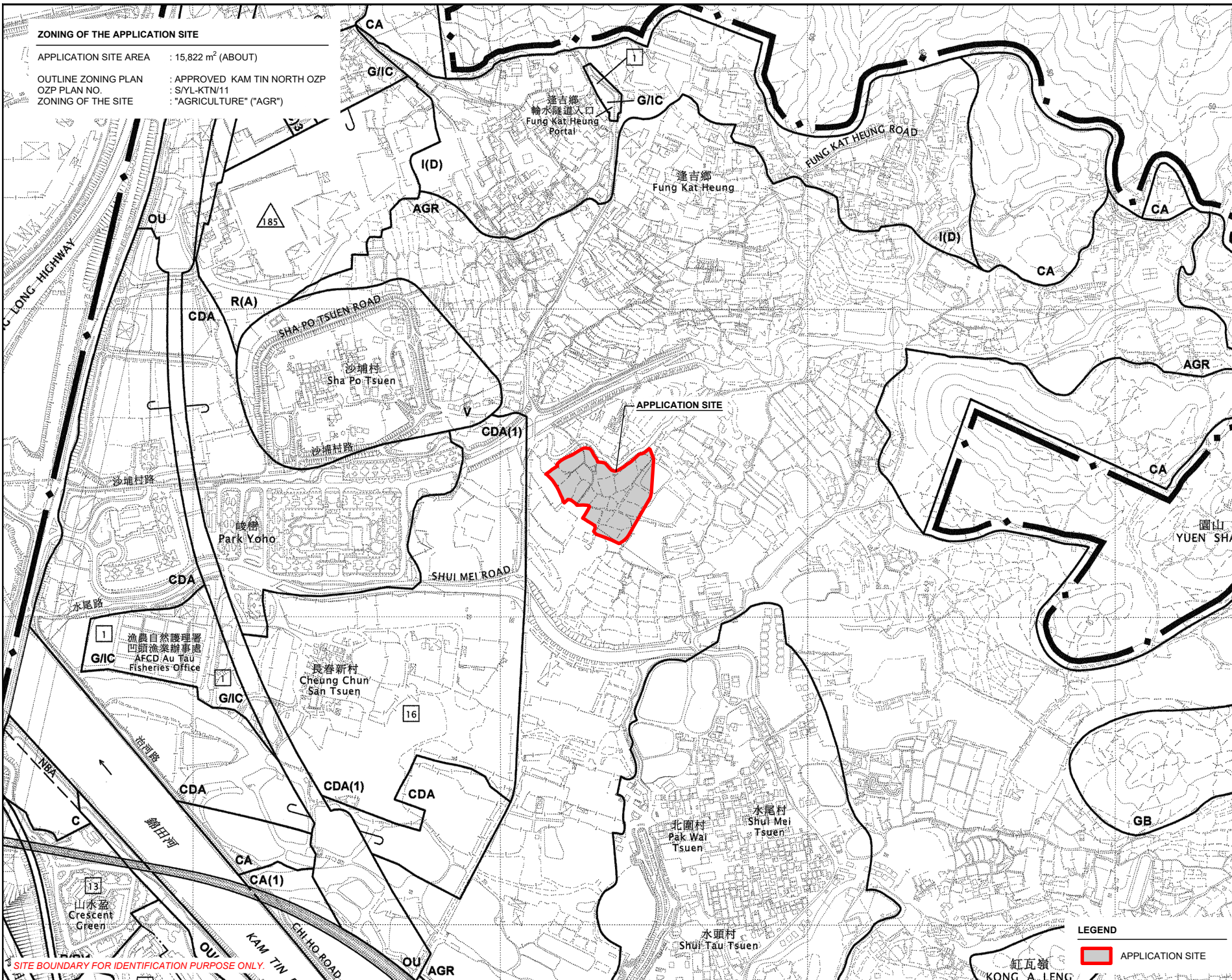
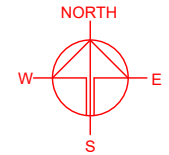
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,822 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : SYL-KTN/11
 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 AND POND
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 8000 @ A4	
DRAWN BY MN	DATE 2.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

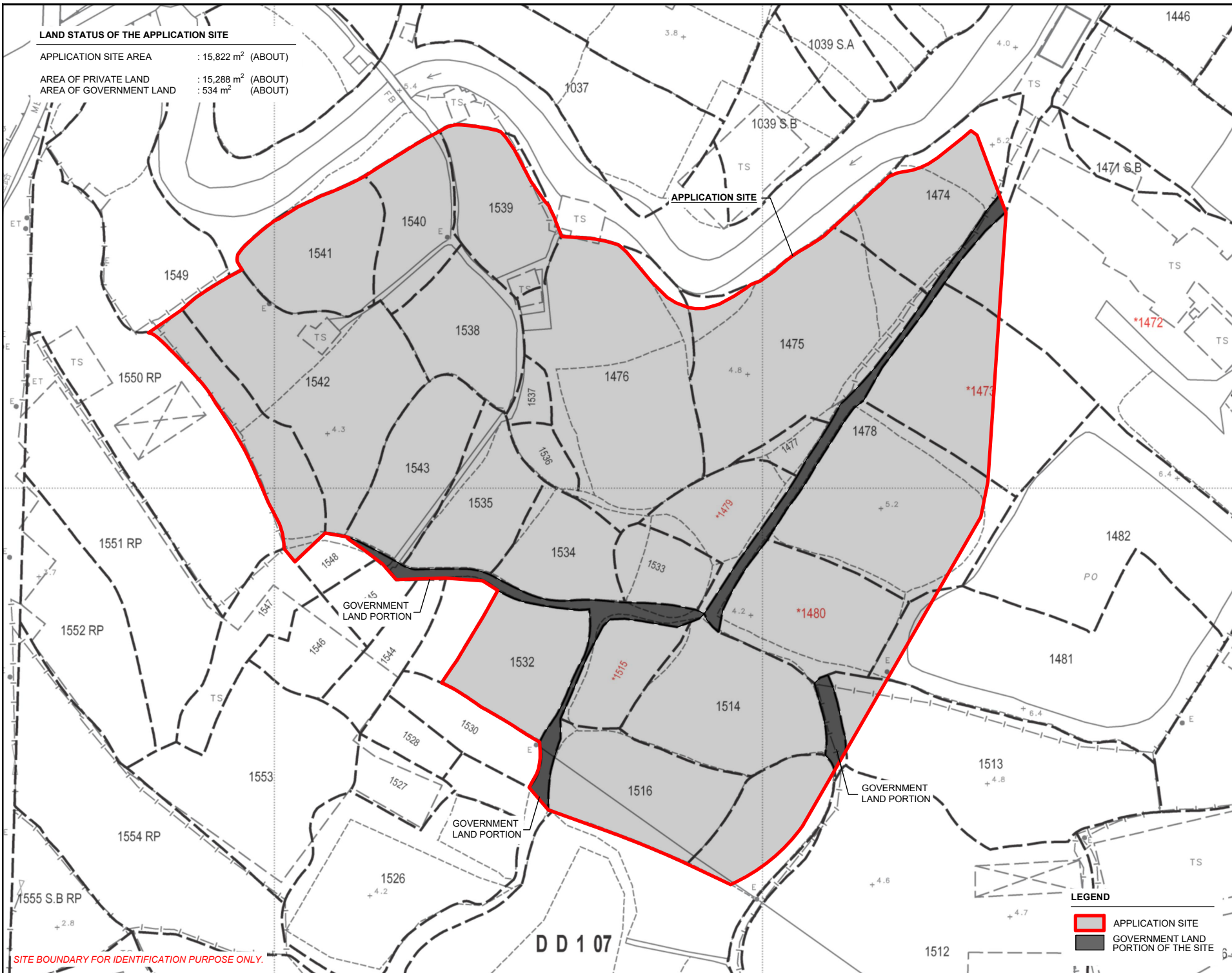
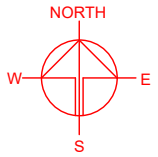
LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

紅瓦嶺
 KONG A LENG

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,822 m² (ABOUT)
 AREA OF PRIVATE LAND : 15,288 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 534 m² (ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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 AND POND
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1: 1500 @ A4

DRAWN BY MN	DATE 2.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

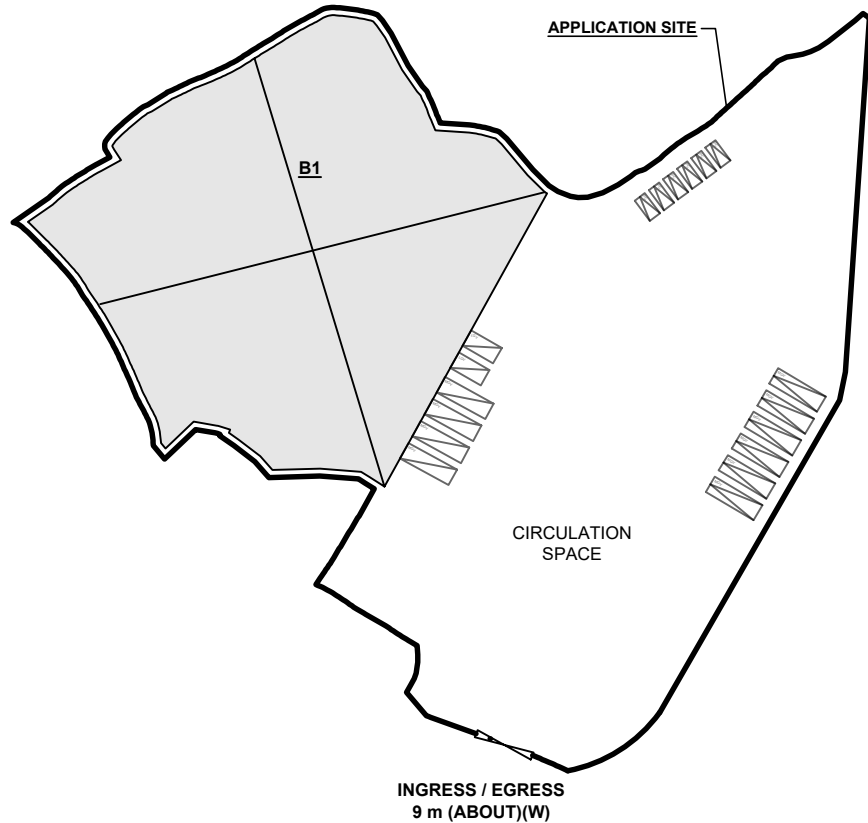
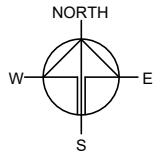
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

LEGEND
 APPLICATION SITE
 GOVERNMENT LAND PORTION OF THE SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,822 m ²	(ABOUT)
COVERED AREA	: 5,648 m ²	(ABOUT)
UNCOVERED AREA	: 10,174 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 5,648 m ²	(ABOUT)
TOTAL GFA	: 5,648 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	5,648 m ² (ABOUT)	5,648 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
TOTAL		5,648 m² (ABOUT)	5,648 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE PARKING SPACE	: 6
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)
NO. L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 4
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (MGV)
	L/UL SPACE (LGV)
	L/UL SPACE (MGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 2.5.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

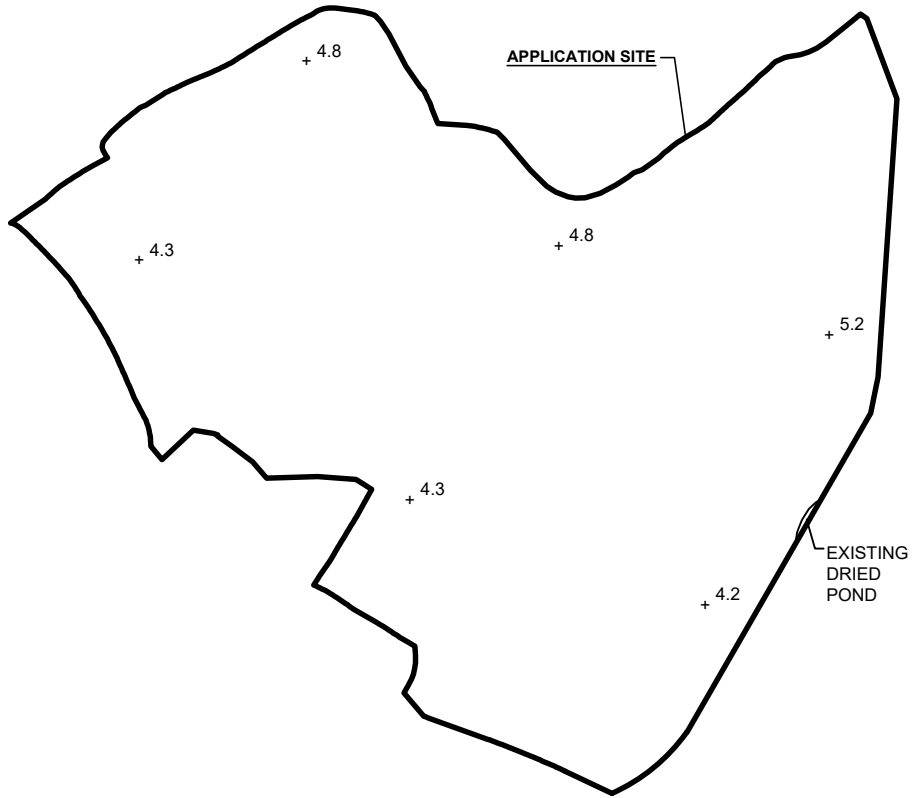
DWG. TITLE
LAYOUT PLAN

DWG NO. VER.
PLAN 4 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 15,822 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVELS	: +4.2 mPD TO +5.2 mPD	(ABOUT)
EXISTING DRIED POND AREA	: 9 m ²	(ABOUT)
DEPTH OF DRIED POND	: 0.3 m	(ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



EXISTING SITE LEVEL OF THE APPLICATION SITE

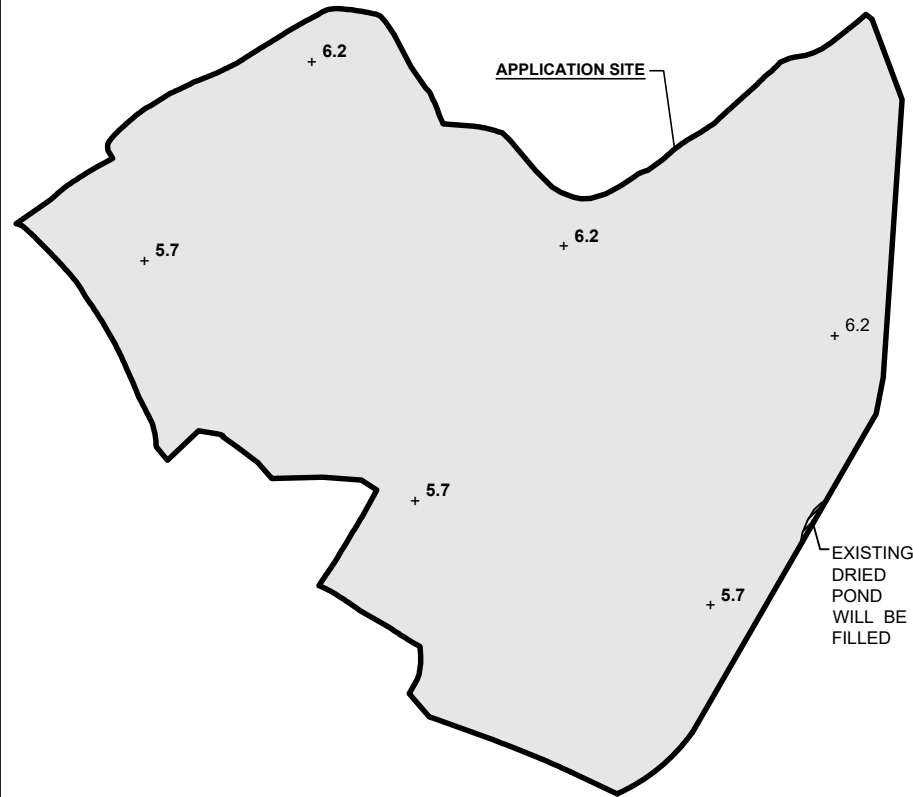
(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- +3.3 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 15,822 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 15,813 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.5 m	
PROPOSED SITE LEVELS	: +5.7 mPD TO +6.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	
PROPOSED FILLING OF POND AREA	: 9 m ²	(ABOUT)
PROPOSED DEPTH OF POND FILLING	: 0.3 m	(ABOUT)

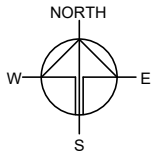


PROPOSED SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- +3.7 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 2.5.2024

CHECKED BY DATE

APPROVED BY DATE

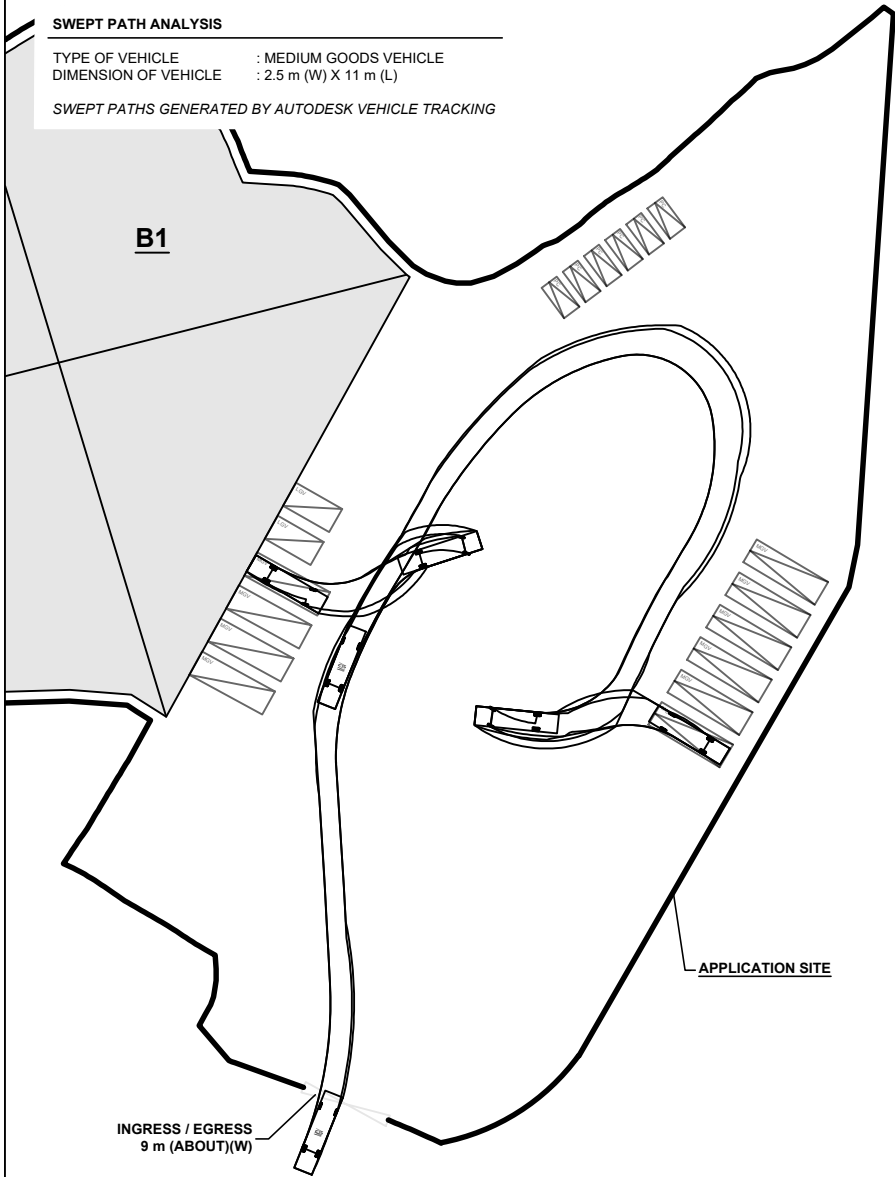
DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 5 VER. 001

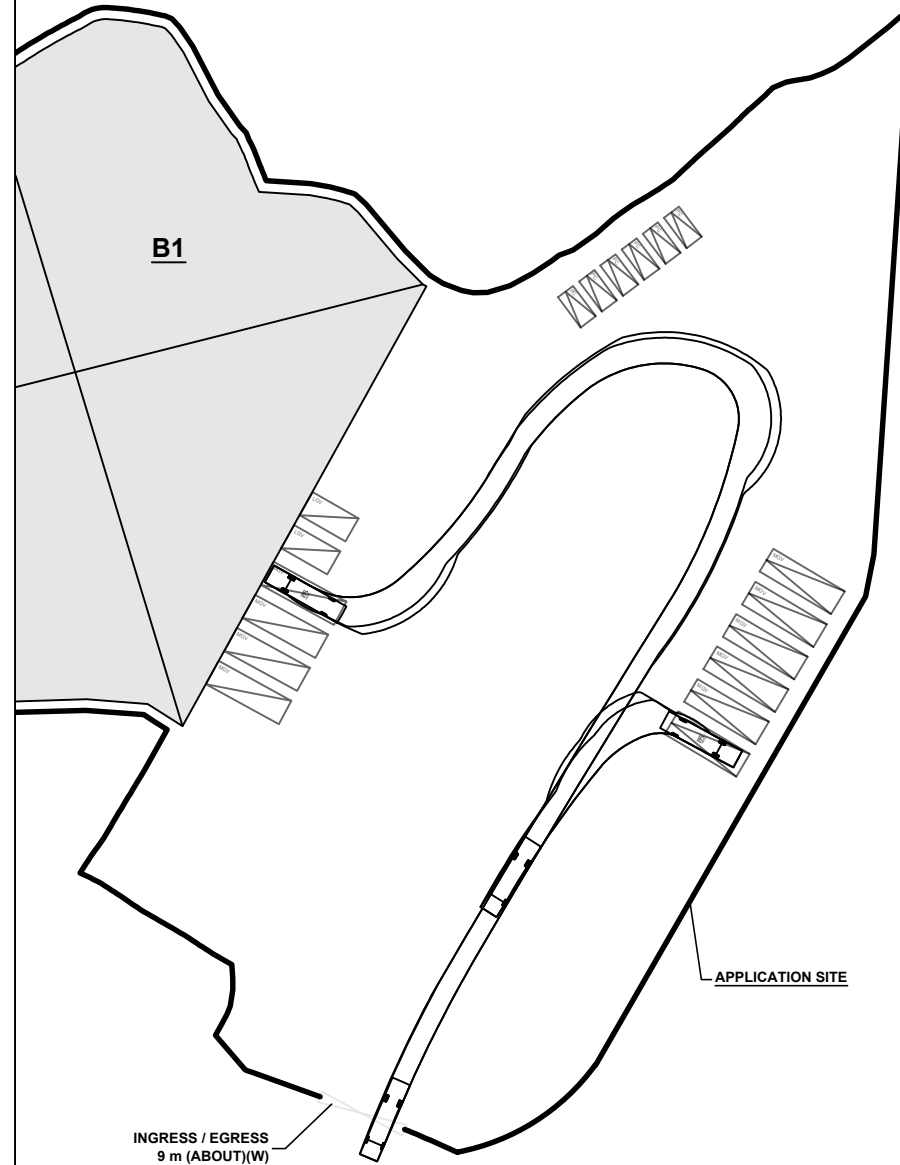
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



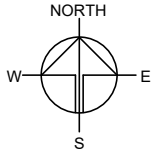
FROM MEI FUNG ROAD TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO MEI FUNG ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEEP 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 AND POND

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

2.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001