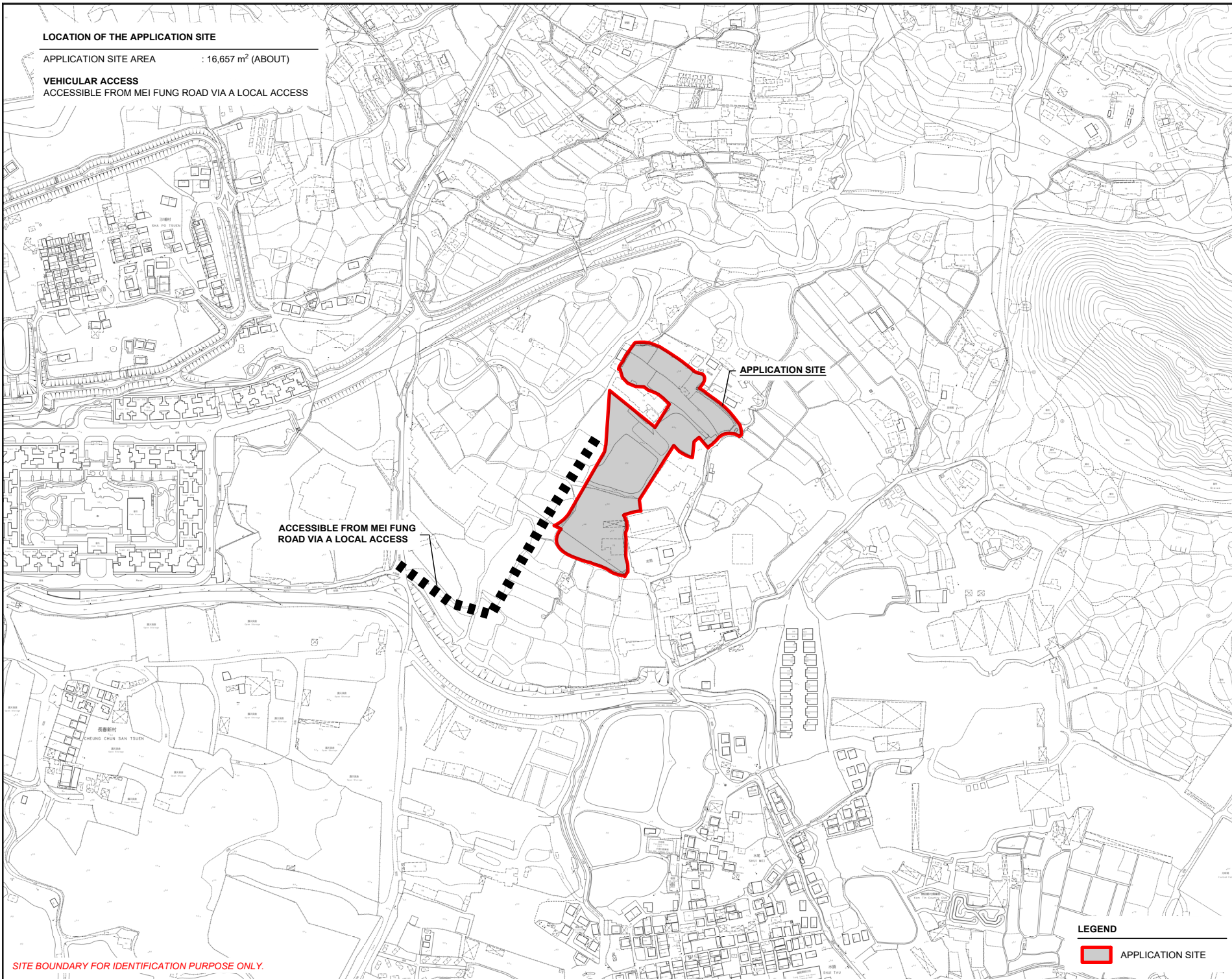
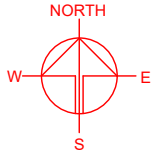


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,657 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

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 : 5000 @ A4

DRAWN BY

MN

DATE

3.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001



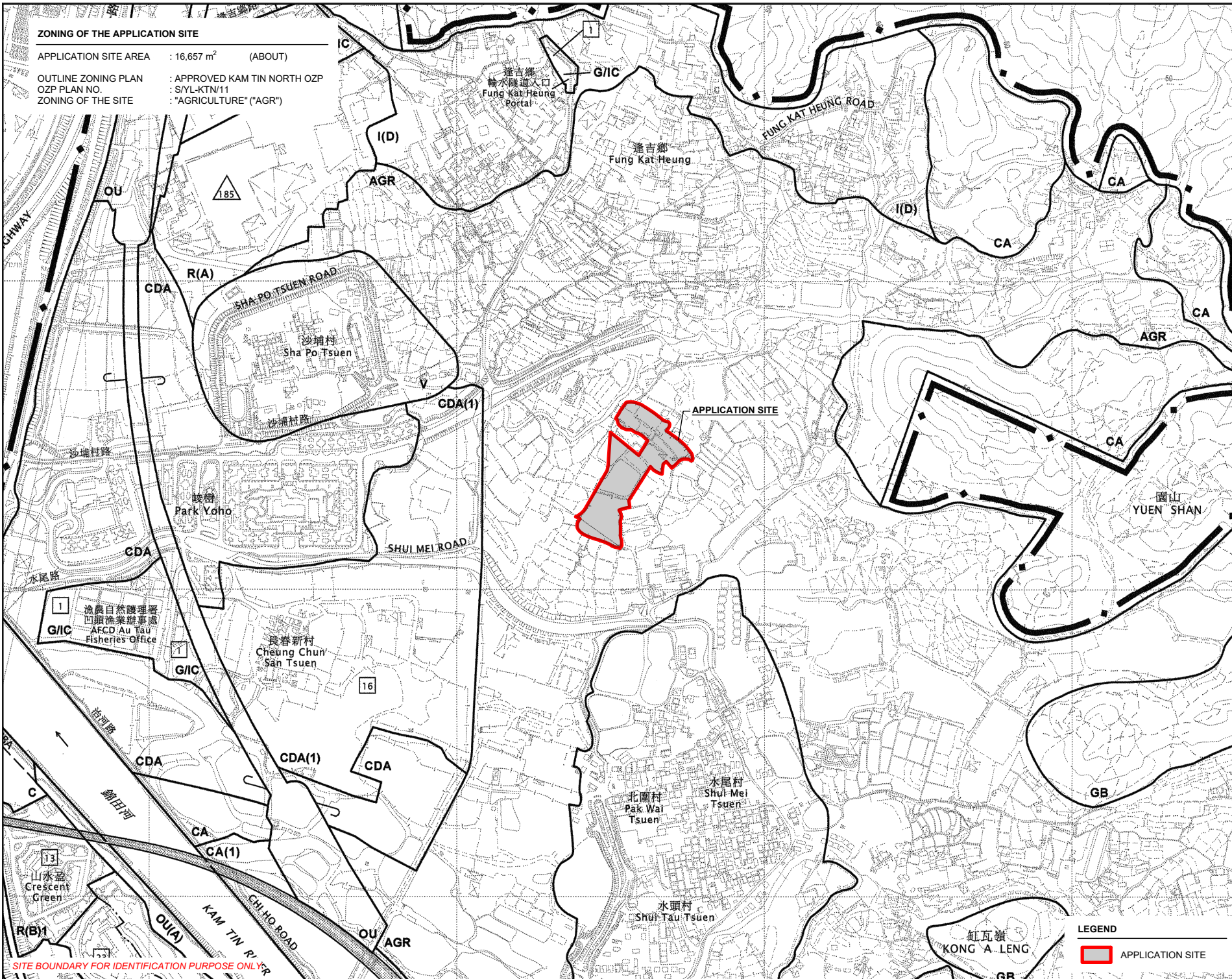
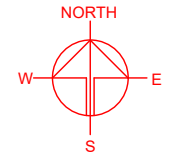
**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,657 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN/11

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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 GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SITE LOCATION

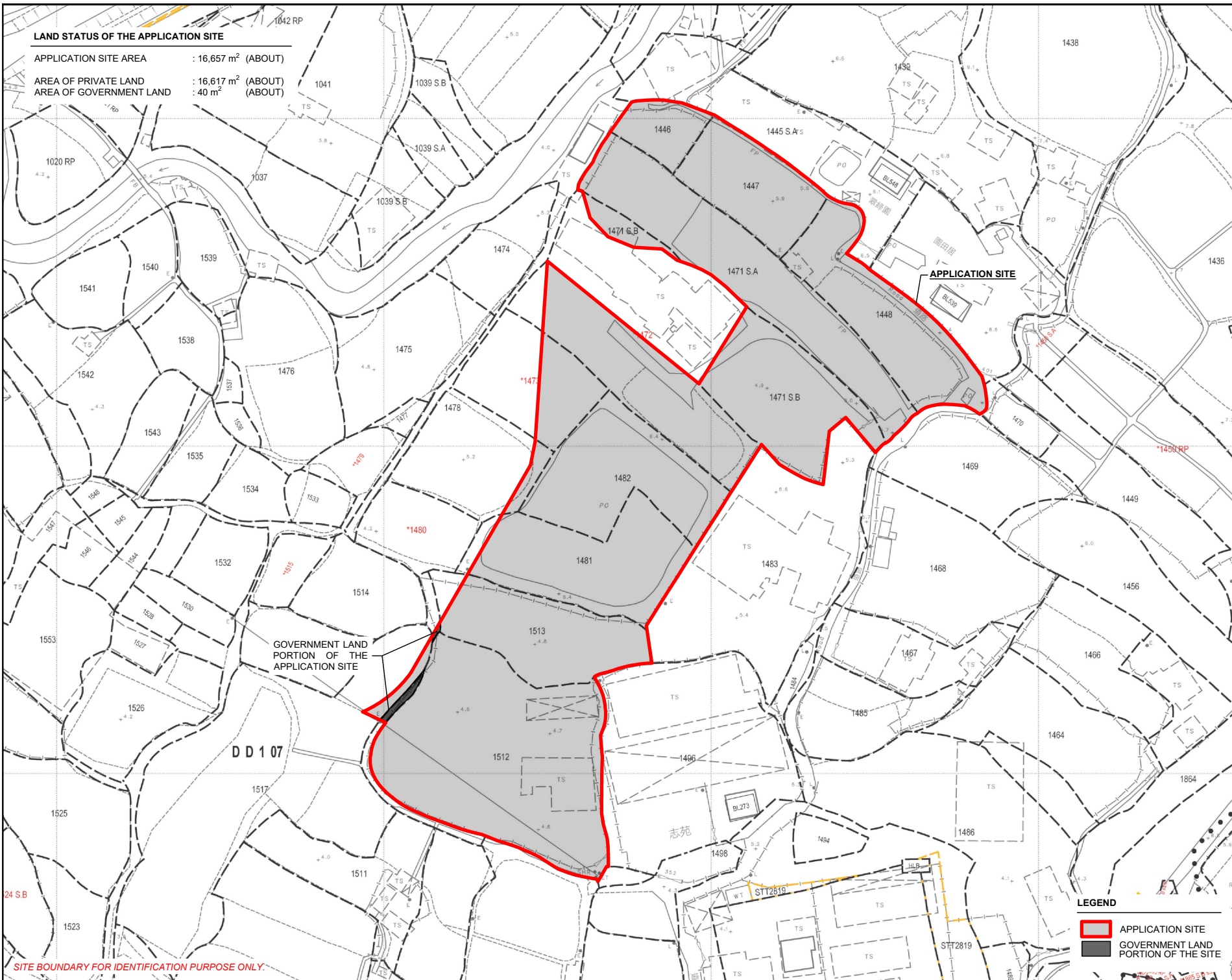
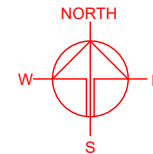
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 8000 @ A4	
DRAWN BY	DATE
MN	3.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,657 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 16,617 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 40 m<sup>2</sup> (ABOUT)



APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

DD 1 07

**LEGEND**

	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE 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 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 3.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

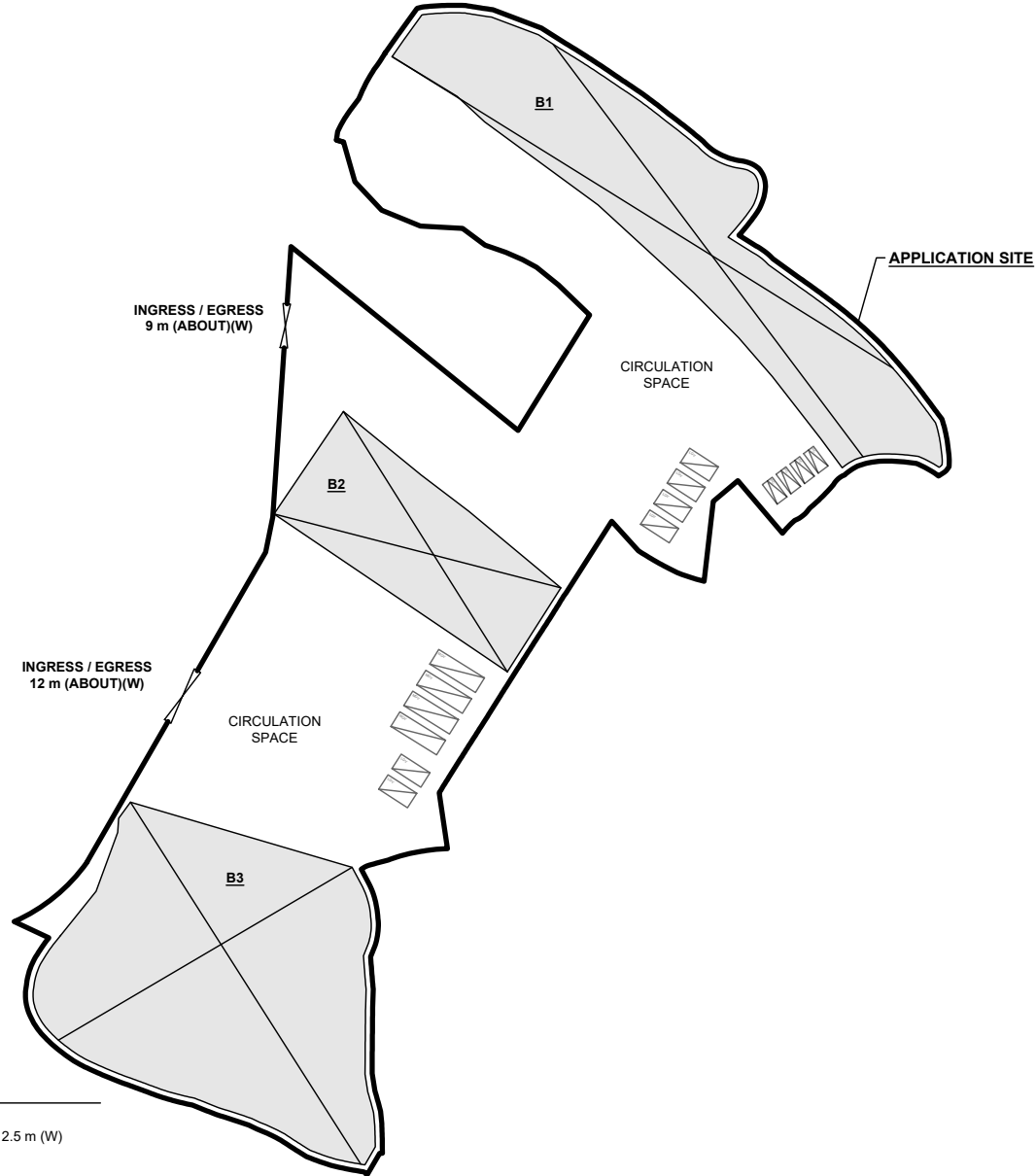
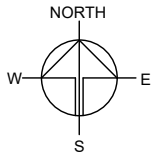
DWG. TITLE  
 LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 16,657 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,338 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 9,319 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 44 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 7,338 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 7,338 m <sup>2</sup>	(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	2,605 m <sup>2</sup> (ABOUT)	2,605 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	1,307 m <sup>2</sup> (ABOUT)	1,307 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	3,426 m <sup>2</sup> (ABOUT)	3,426 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>7,338 m<sup>2</sup> (ABOUT)</b>	<b>7,338 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 6
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)
- 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	DATE
MN	3.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

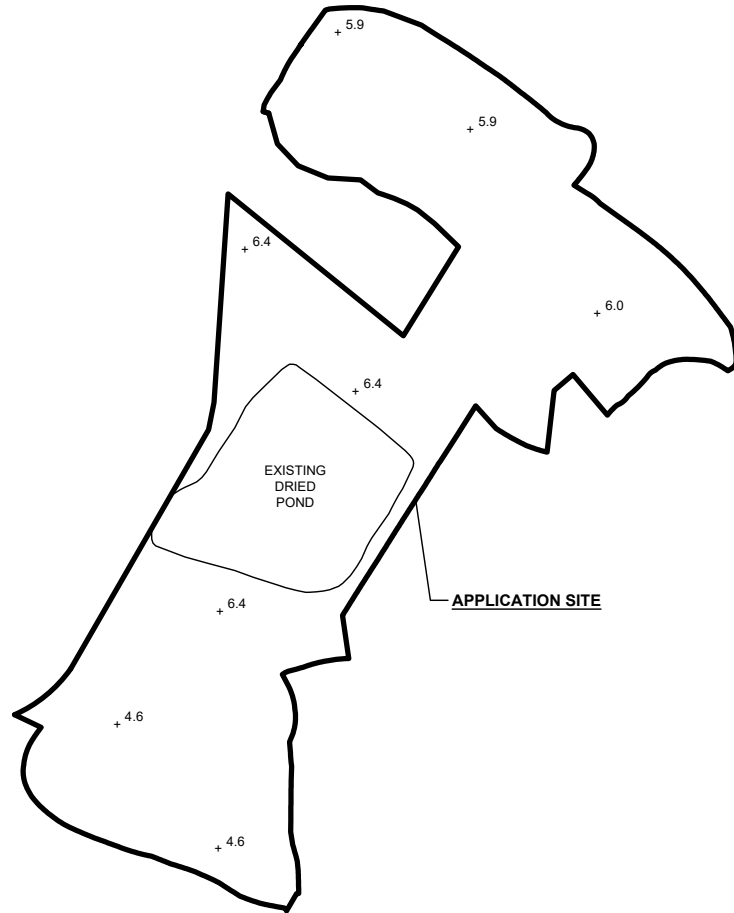
DWG. TITLE  
**LAYOUT PLAN**

DWG NO.	VER.
PLAN 4	001

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 16,657 m <sup>2</sup>	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVELS	: +4.6 mPD TO +6.4 mPD	(ABOUT)
EXISTING DRIED POND AREA	: 2,468 m <sup>2</sup>	(ABOUT)
DEPTH OF DRIED POND	: 0.3 m	(ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



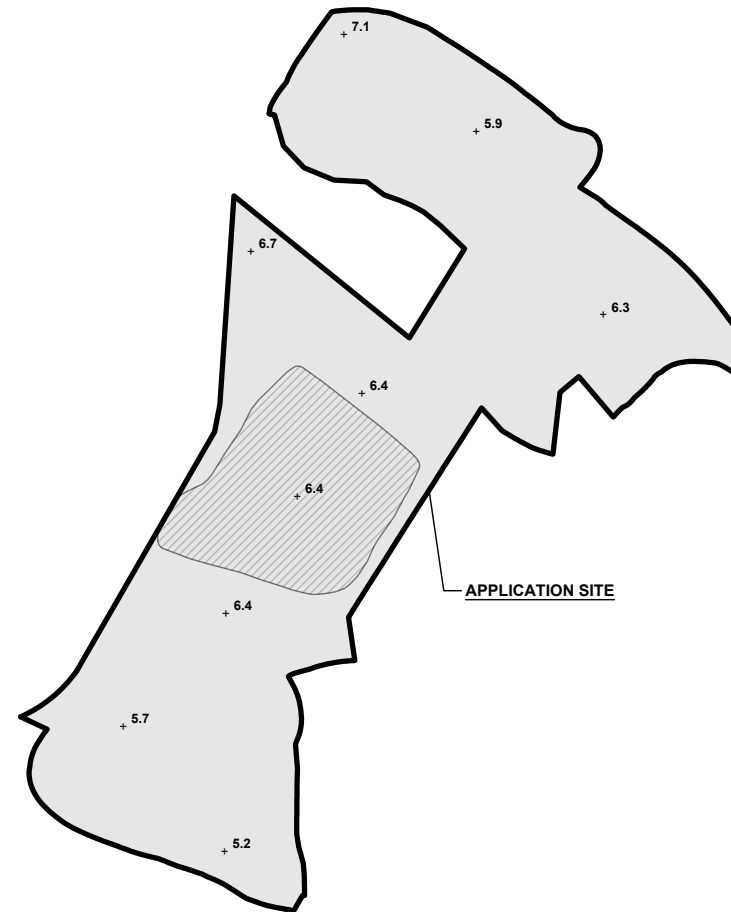
**EXISTING SITE LEVEL OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

**LEGEND**

- APPLICATION SITE
- +3.3 EXISTING SITE LEVEL

**PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE**

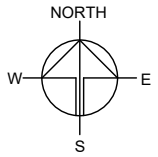
APPLICATION SITE AREA	: 16,657 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 14,189 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.2 m	
PROPOSED SITE LEVELS	: +5.2 mPD TO +7.1 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	
PROPOSED FILLING OF POND AREA	: 2,468 m <sup>2</sup>	(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 : 2000 @ A4

DRAWN BY

MN

DATE

4.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND AND POND FILLING

DWG NO.

PLAN 5

VER.

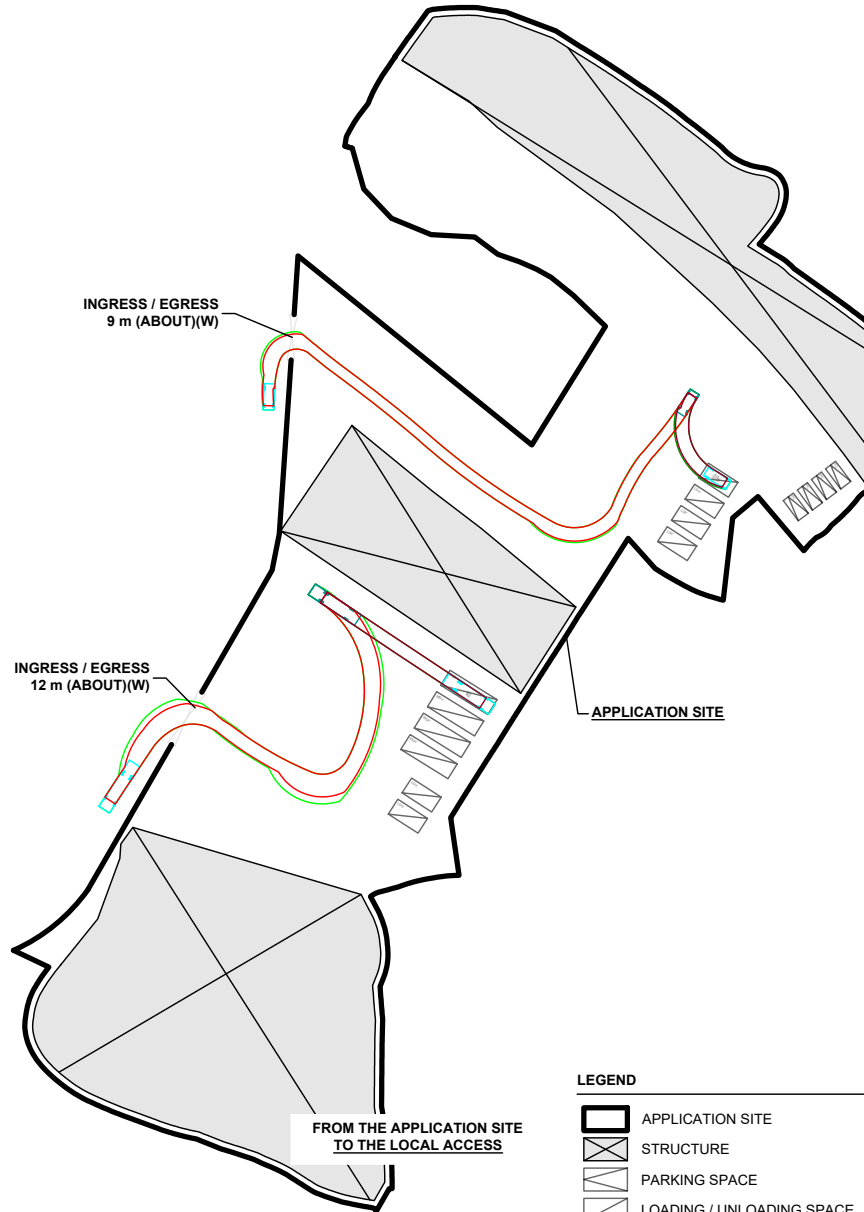
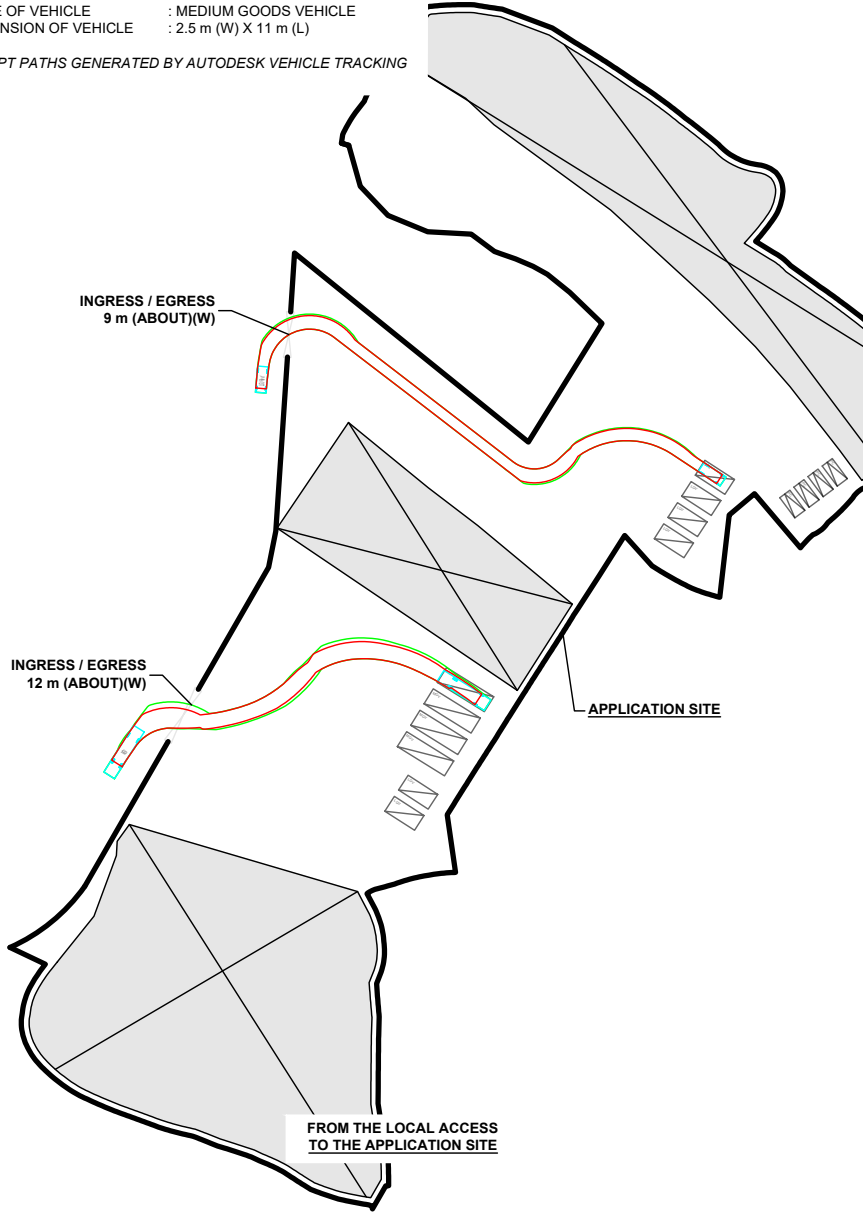
001

**SWEPT PATH ANALYSIS**

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

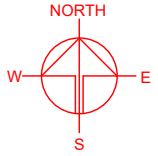
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- MGV / LGV
- 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 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: 3.5.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. PLAN 6 VER. 001