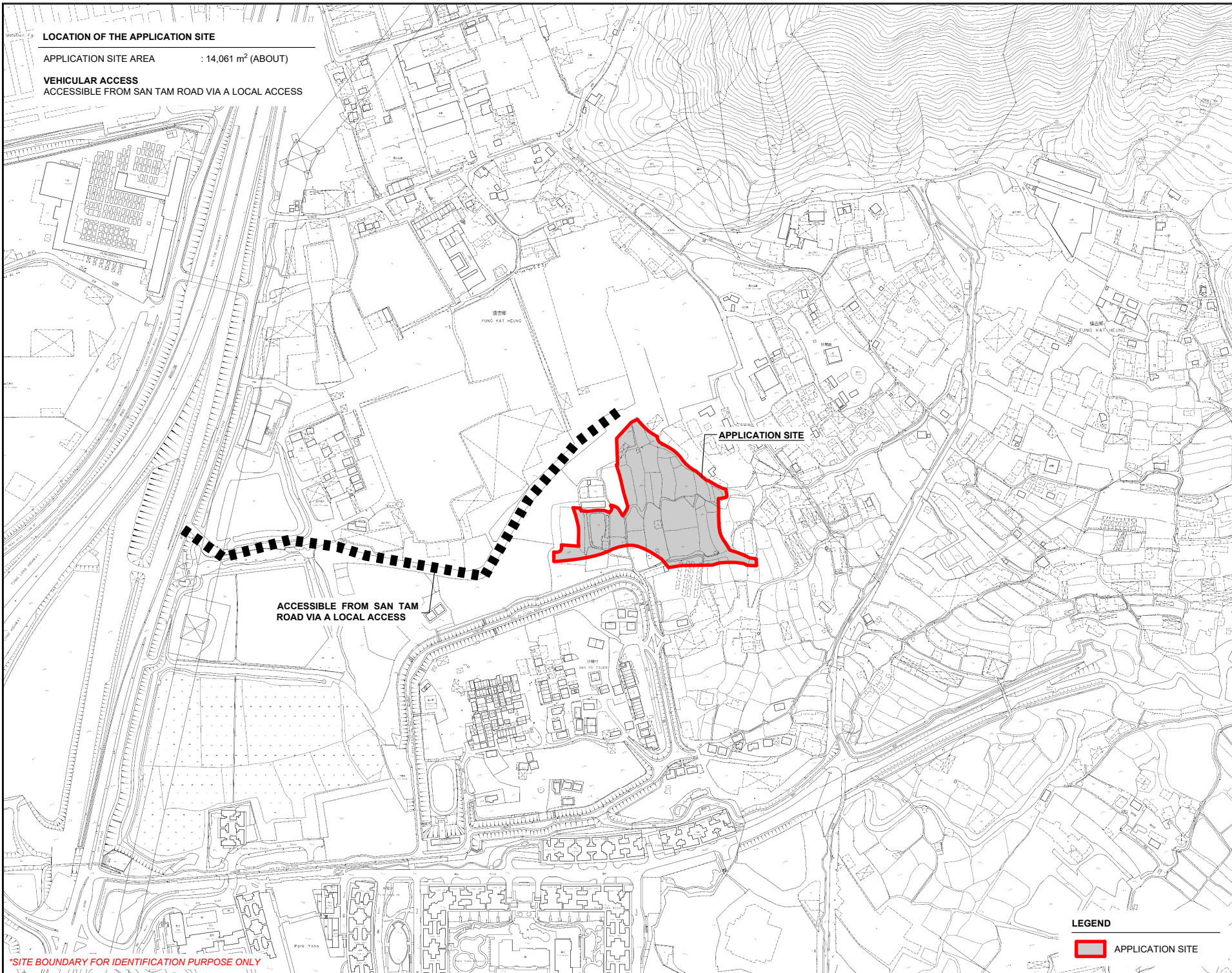
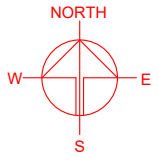


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,061 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

鐘意街
FUNG KAT HEUNG

LEGEND
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

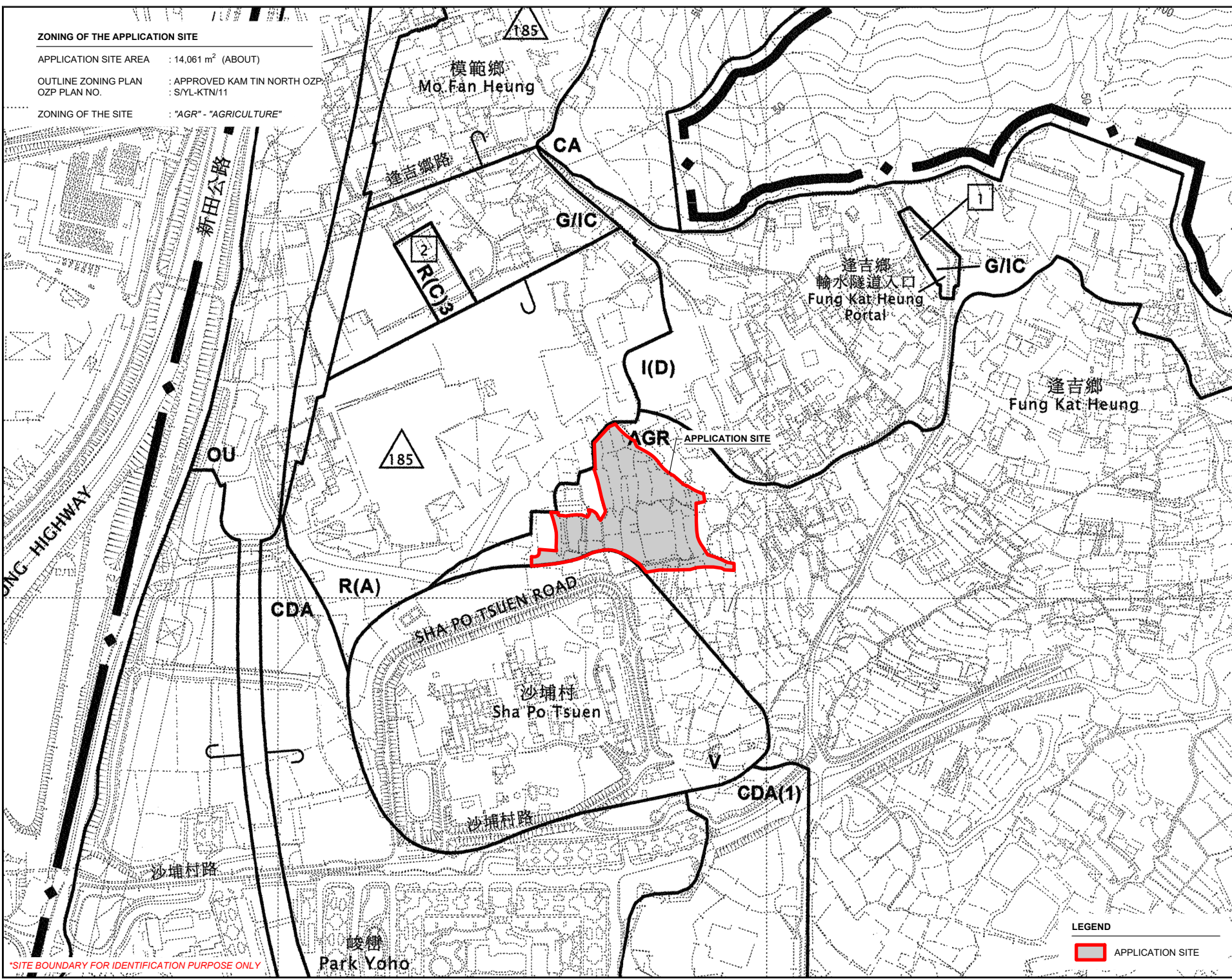
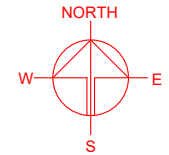
PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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

| | |
|-----------------------------|------------------|
| SCALE 1 : 5000 @ A4 | |
| DRAWN BY MN | DATE 5.6.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE LOCATION PLAN | |
| DWG NO. PLAN 1 | VER. 001 |

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,061 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "AGR" - "AGRICULTURE"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

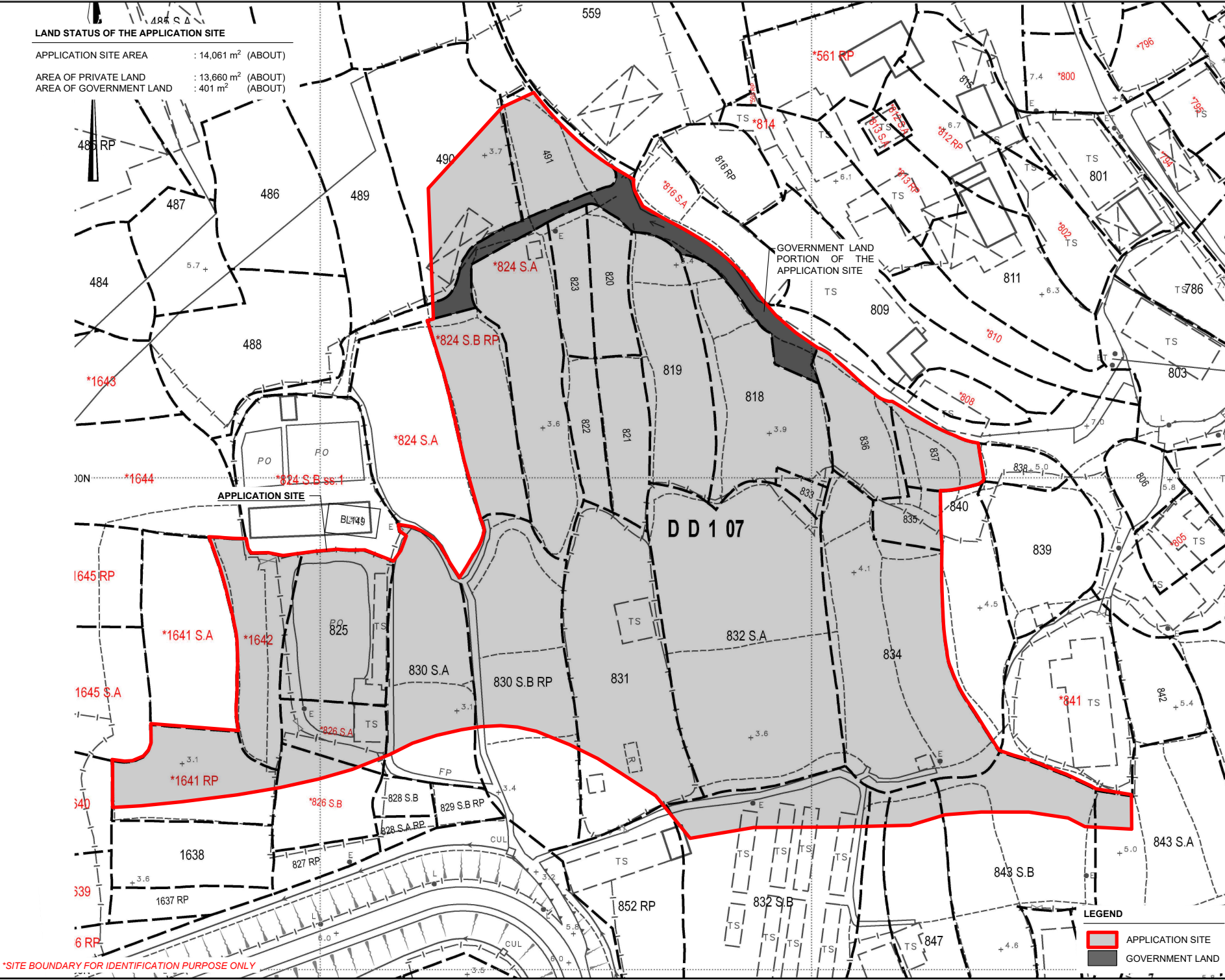
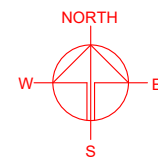
LEGEND

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 | TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) |
| SITE LOCATION | |
| VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES | |
| SCALE | |
| 1 : 6000 @ A4 | |
| DRAWN BY | DATE |
| MN | 5.6.2024 |
| REVISED 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 : 14,061 m² (ABOUT)
 AREA OF PRIVATE LAND : 13,660 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 401 m² (ABOUT)



GOVERNMENT LAND
 PORTION OF THE
 APPLICATION SITE

DD 1 07

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

*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

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

SITE LOCATION

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

SCALE

1: 1000 @ A4

| | |
|-------------|----------|
| DRAWN BY | DATE |
| MN | 5.6.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

LAND STATUS OF THE SITE

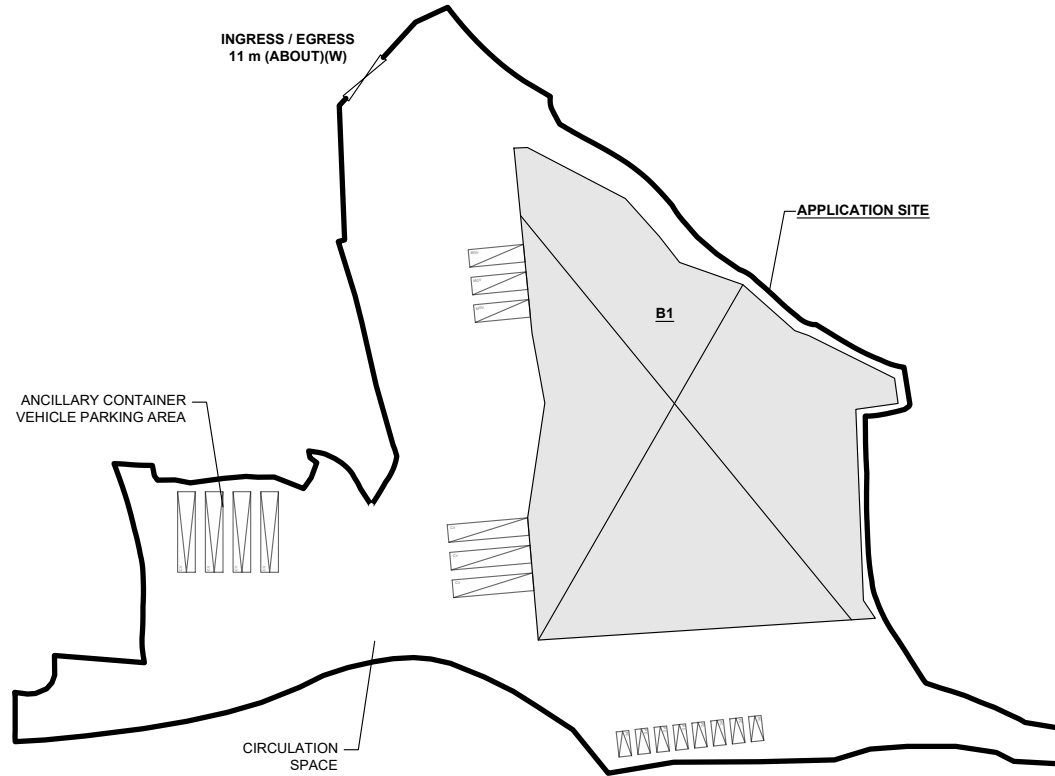
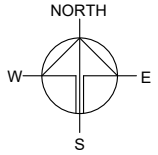
| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 3 | 001 |

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 14,061 m ² | (ABOUT) |
| COVERED AREA | : 4,912 m ² | (ABOUT) |
| UNCOVERED AREA | : 9,149 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.70 | (ABOUT) |
| SITE COVERAGE | : 35 % | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 9,824 m ² | (ABOUT) |
| TOTAL GFA | : 9,824 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 16.5 m | (ABOUT) |
| NO. OF STOREY | : 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|--|------------------------------------|------------------------------------|--------------------------|
| B1 | WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM | 4,912 m ² (ABOUT) | 9,824 m ² (ABOUT) | 16.5 m (ABOUT)(2-STOREY) |
| TOTAL | | 4,912 m² (ABOUT) | 9,824 m² (ABOUT) | |

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

| | |
|--|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 8 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| | |
| NO. OF CONTAINER VEHICLE PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 16 m (L) x 3.5 m (W) |
| | |
| NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE | : 3 |
| DIMENSION OF L/UL SPACE | : 11 m (L) x 3.5 m (W) |
| | |
| NO. OF L/UL SPACE FOR CONTAINER VEHICLE | : 3 |
| DIMENSION OF L/UL SPACE | : 16 m (L) x 3.5 m (W) |

LEGEND

| | |
|--|---------------------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE (PC) |
| | LOADING / UNLOADING SPACE (MGV) |
| | LOADING / UNLOADING SPACE (CV) |
| | 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

SITE LOCATION

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

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 6.6.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,061 m² (ABOUT)
 EXISTING SOILED GROUND AREA : 14,061 m² (ABOUT)
 EXISTING SITE LEVELS : +3.4 mPD TO +3.9 mPD (ABOUT)



LEGEND
 APPLICATION SITE
 SITE LEVEL

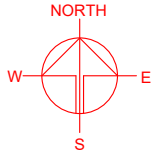
*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 14,061 m² (ABOUT)
 COVERED BY STRUCTURE : 4,912 m² (ABOUT)
 PROPOSED FILLING AREA : 14,061 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 2.2m
 PROPOSED SITE LEVELS : +5.6 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, PARKING AND LOADING / UNLOADING SPACE AND CIRCULATION AREA



LEGEND
 APPLICATION SITE
 LAND FILLING AREA
 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

SITE LOCATION

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

SCALE
 1 : 2000 @ A4

DRAWN BY: MN DATE: 5.6.2024

REVISED BY: DATE:

APPROVED BY: DATE:

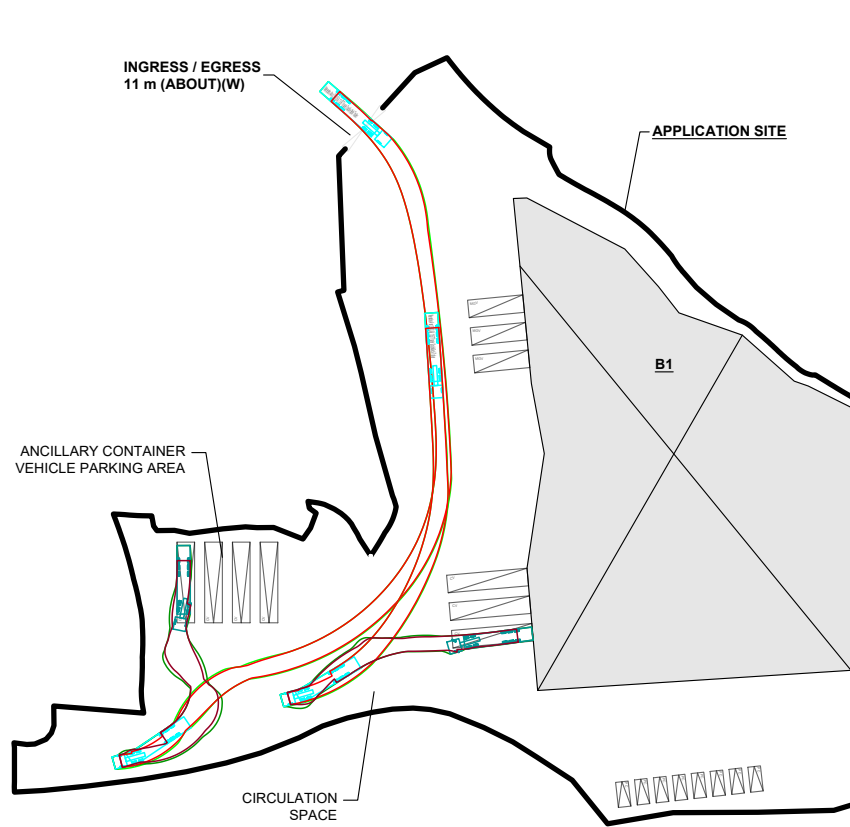
DWG. TITLE
 FILLING OF LAND AREA

DWG NO.: PLAN 5 VER.: 001

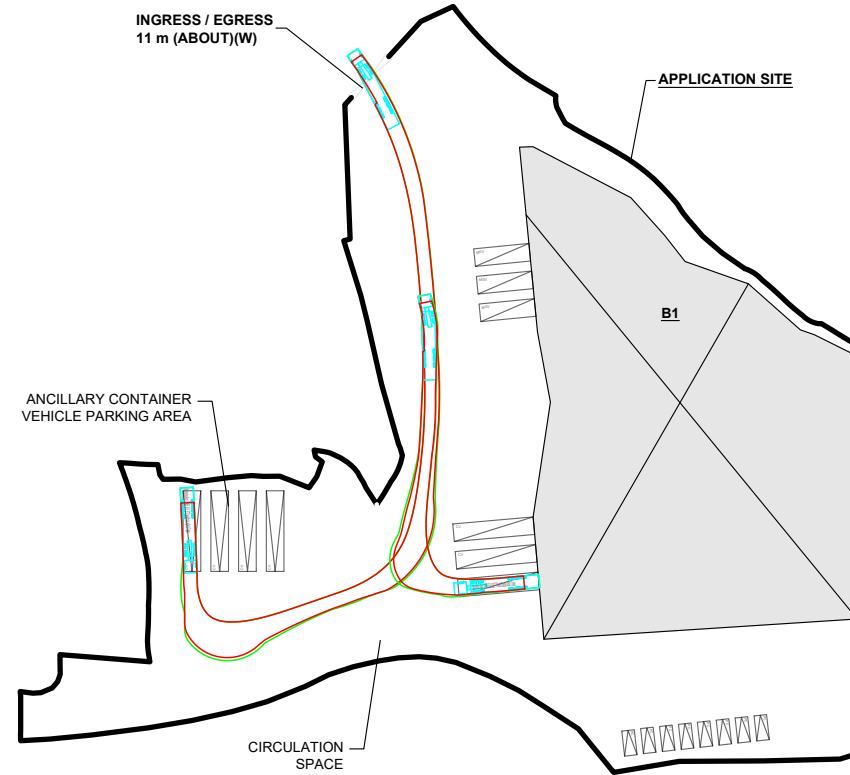
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING








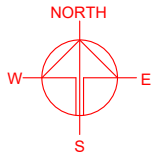
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

-  APPLICATION SITE
-  PARKING SPACE
-  LOADING / UNLOADING SPACE
-  CONTAINER VEHICLE
-  SWEEPED 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. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

5.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY