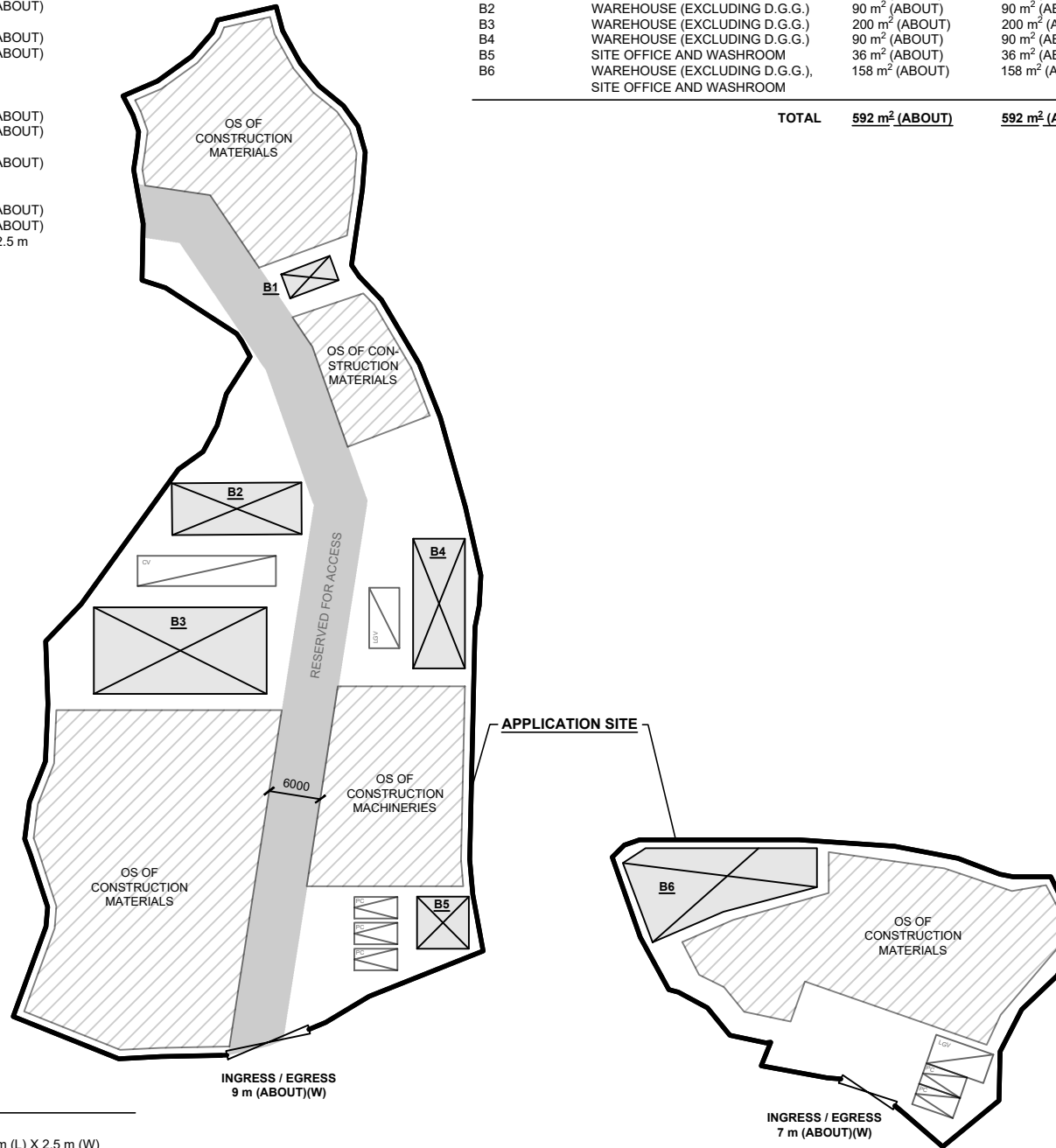
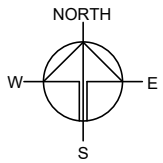


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,448 m ²	(ABOUT)
COVERED AREA	: 592 m ²	(ABOUT)
UNCOVERED AREA	: 4,856 m ²	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 592 m ²	(ABOUT)
TOTAL GFA	: 592 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 2,503 m ²	(ABOUT)
PERCENTAGE OF OS	: 46%	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 2.5 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	UTILITIES ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m ² (ABOUT)	90 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m ² (ABOUT)	200 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m ² (ABOUT)	90 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m ² (ABOUT)	158 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		592 m² (ABOUT)	592 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5
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 CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

11.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 5

VER.

001

Supplementary Information

Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1050)

- (i) The applicant provides the following clarifications for the application:
- the western portion of the application site (the Site) shares the same vehicular access with the adjoining site under planning application No. A/YL-KTN/1040 for the same applied use submitted by the same applicant. The vehicular access, which runs through the western portion of the Site, will be open for staff use only. The updated estimated trip generation/attraction is shown in **Annex 1**; and
 - portion of the Site is covered by a valid planning application No. A/YL-KTN/905 approved by the Town Planning Board in 2023 for warehouse use, which was submitted by the same applicant under the current application. Upon obtaining planning permission for the current application, the applicant will not proceed to implement the scheme under planning application No. A/YL-KTN/905.

Annex 1 - Estimated Trip Generation/Attraction (Nos. A/YL-KTN/1040 & 1050 Combined)

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	2	0	1	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	2	0	1	7
Traffic trip per hour (average) (10:00 – 18:00)	0	0	2	2	2	2	8