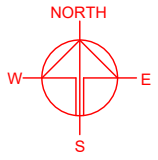
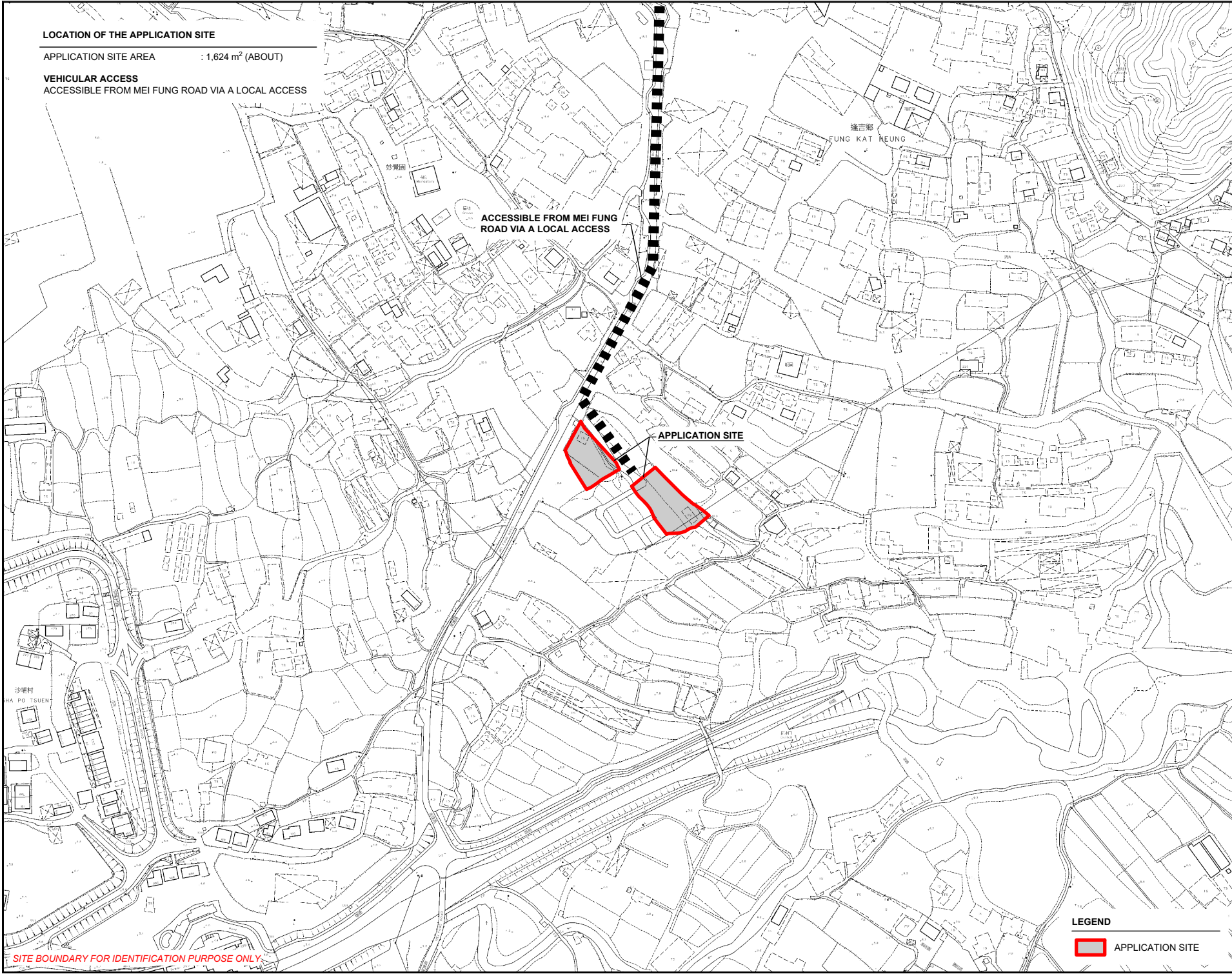


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,624 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS



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

SCALE
1 : 3000 @ A4

DRAWN BY: MN DATE: 14.8.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

LEGEND
[Red outline box] APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

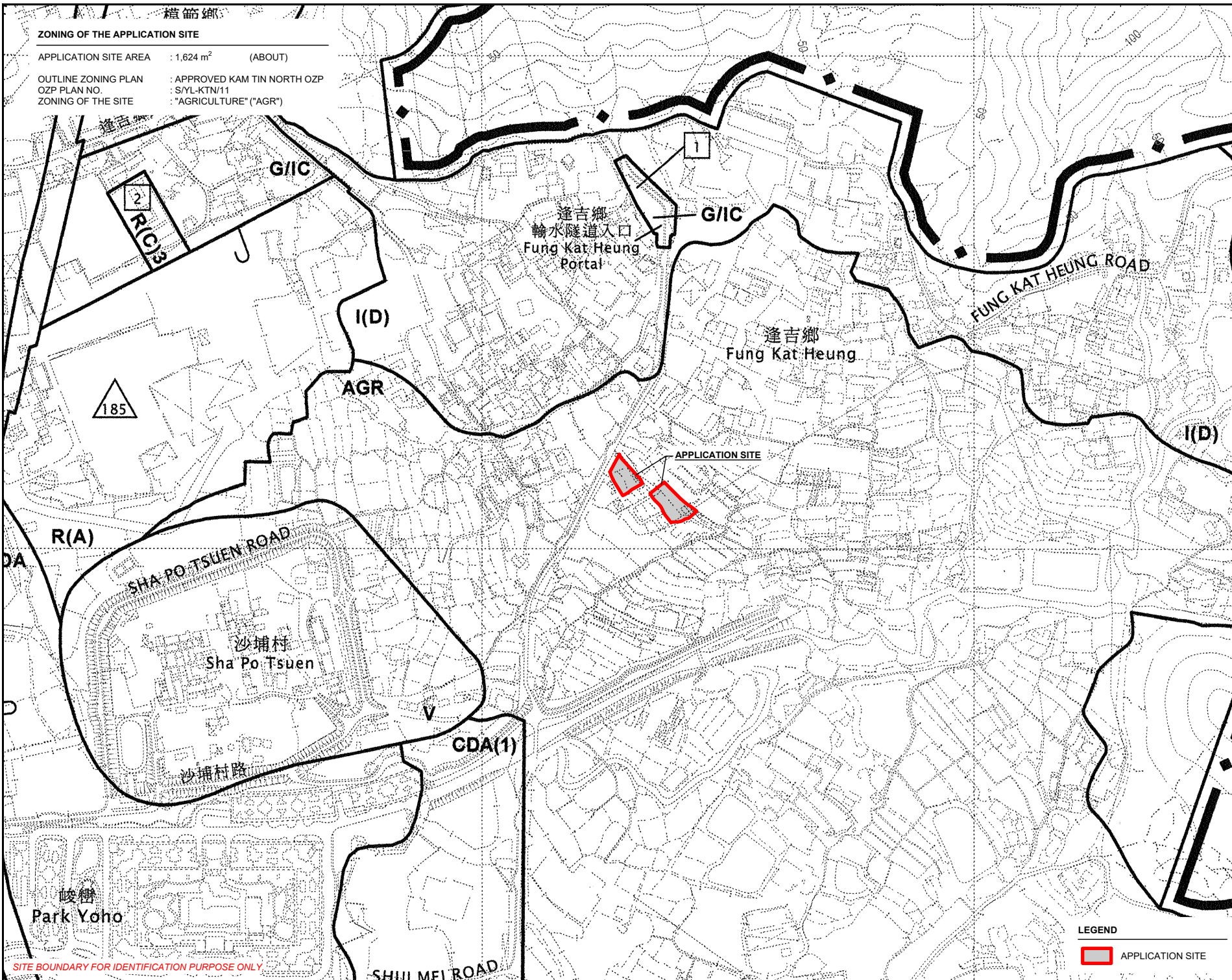
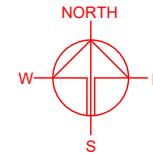
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,624 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : S/YL-KTN/11

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



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
APPLICATION SITE

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

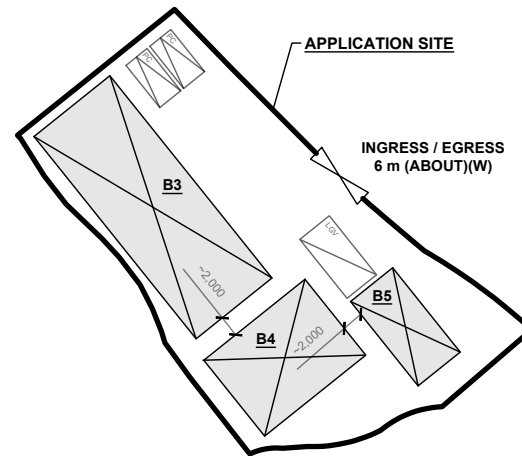
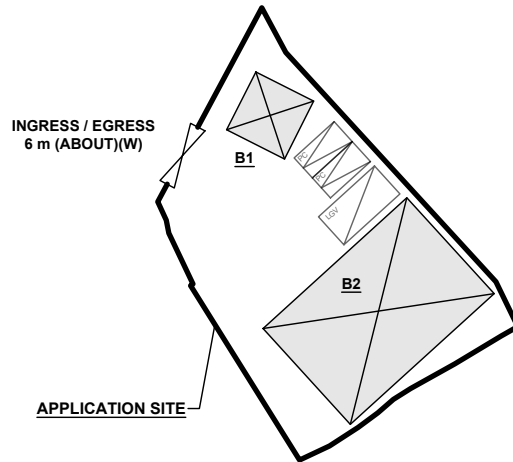
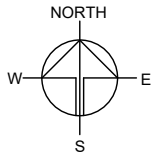
SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 14.8.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,624 m ²	(ABOUT)
COVERED AREA	: 626 m ²	(ABOUT)
UNCOVERED AREA	: 998 m ²	(ABOUT)
PLOT RATIO	: 0.41	(ABOUT)
SITE COVERAGE	: 39 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 662 m ²	(ABOUT)
TOTAL GFA	: 662 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE	36 m ² (ABOUT)	72 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	108 m ² (ABOUT)	108 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	50 m ² (ABOUT)	50 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		626 m² (ABOUT)	662 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



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	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

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

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	21.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

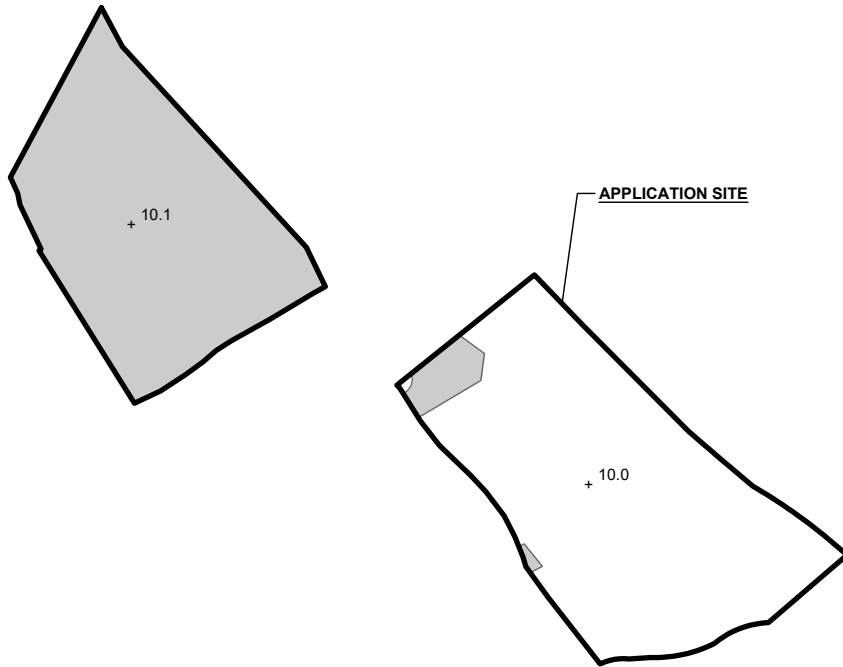
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001





EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,624 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND AND HARD-PAVED
 EXISTING SITE LEVELS : +10.0 mPD TO +10.1 mPD (ABOUT)

PORION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



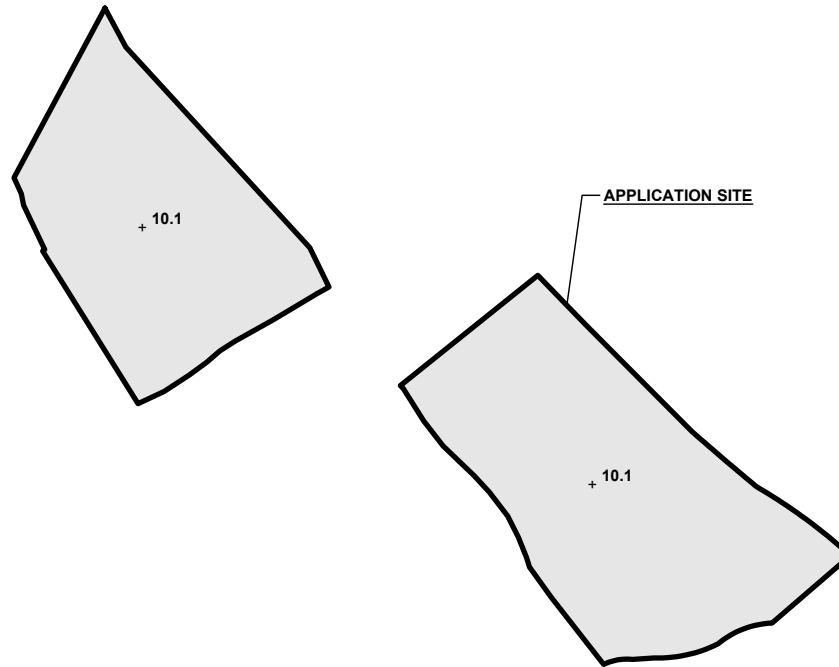
EXISTING SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

- LEGEND**
-  APPLICATION SITE
 -  EXISTING SOILED GROUND
 -  EXISTING PAVED AREA
 -  EXISTING SITE LEVEL




SITE LEVELS ARE FOR REFERENCE ONLY.

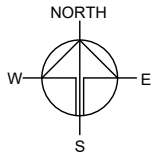
PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,624 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 1,624 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +10.1 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE



PROPOSED SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

- LEGEND**
-  APPLICATION SITE
 -  PROPOSED FILLED AREA
 -  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

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	14.8.2024

CHECKED BY	DATE

APPROVED BY	DATE

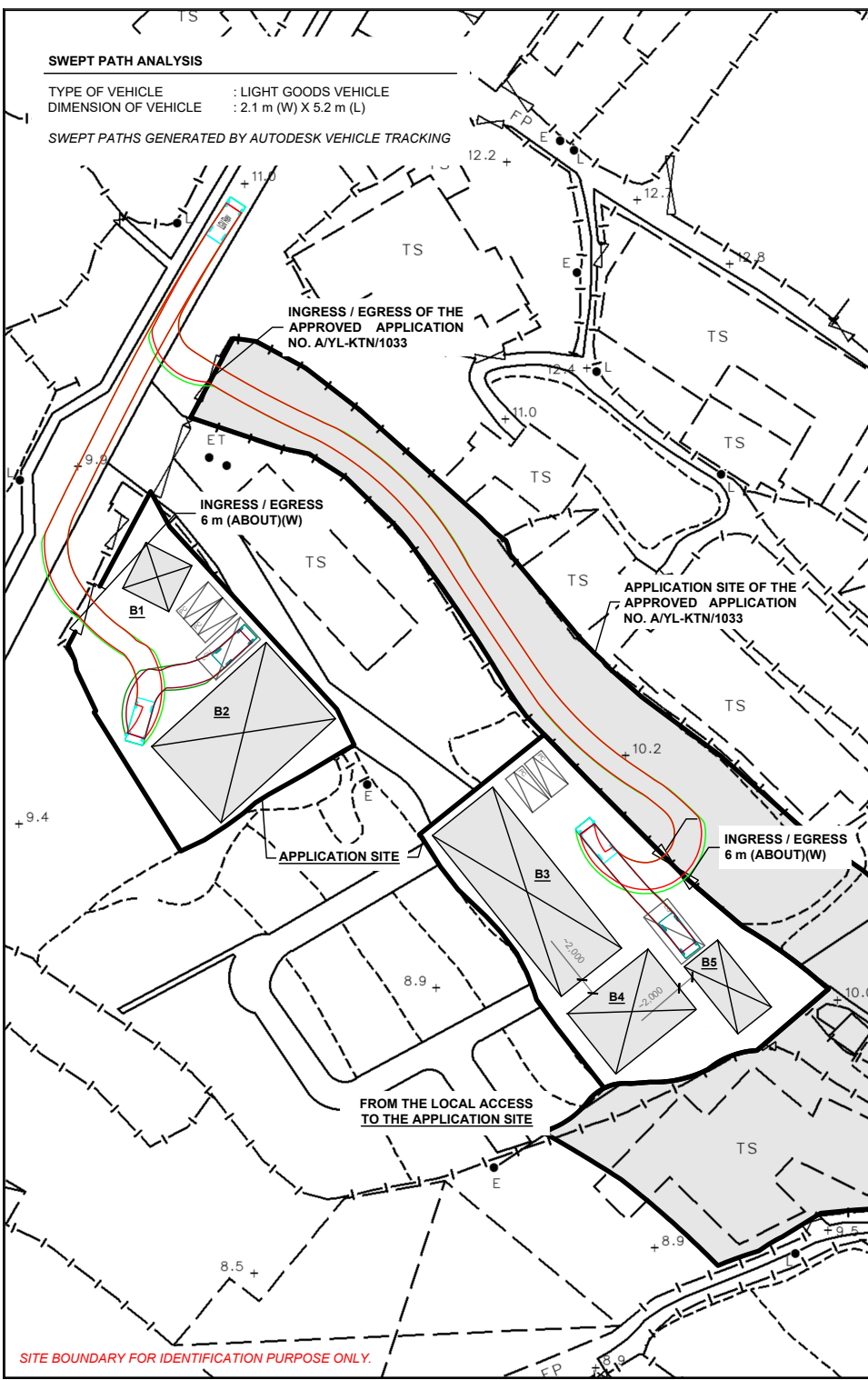
DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

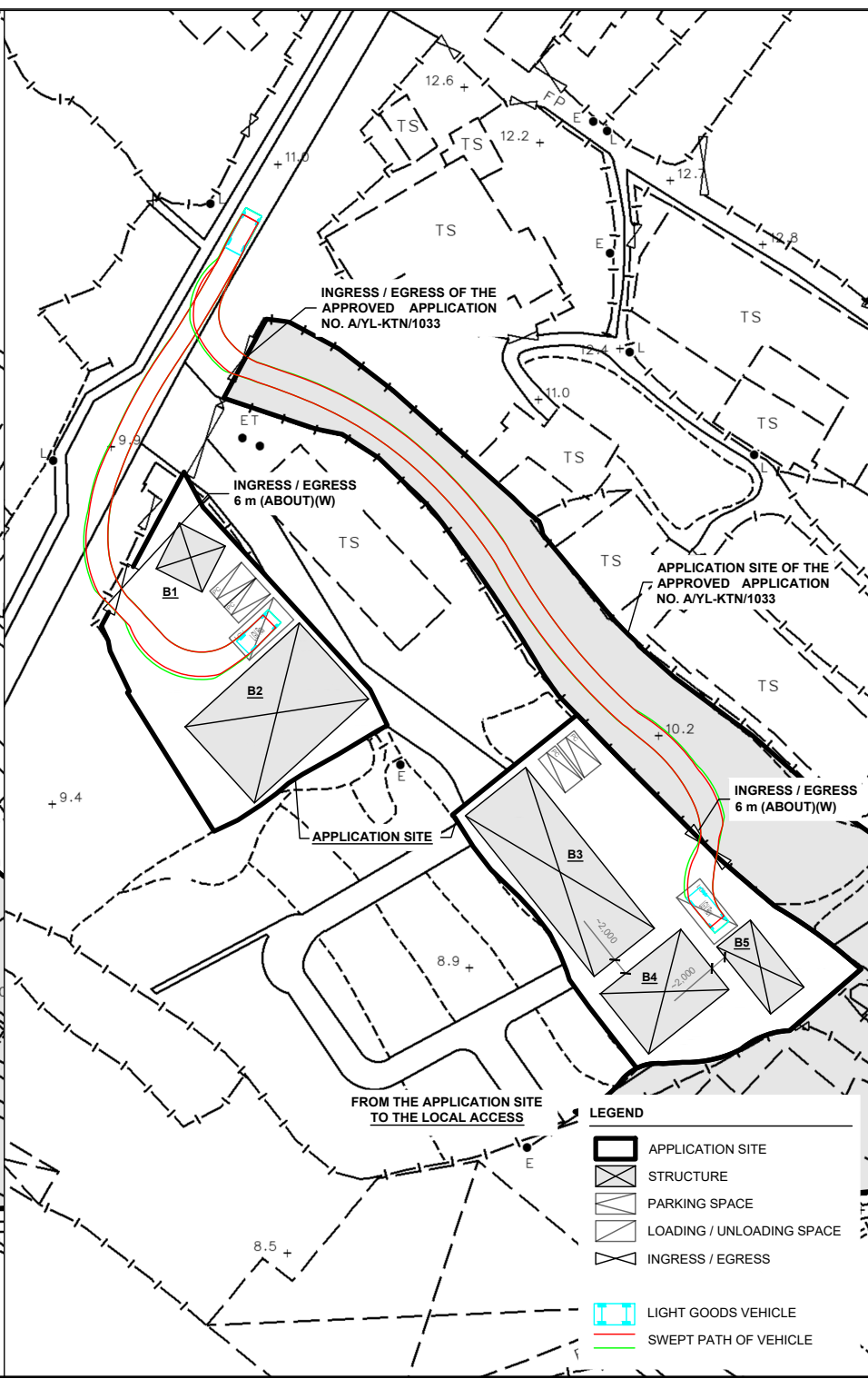
SWEPT PATH ANALYSIS

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

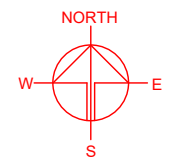
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE
 - LOADING / UNLOADING SPACE
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE



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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 25.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG. NO. PLAN 6	VER. 001