

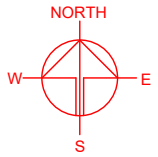
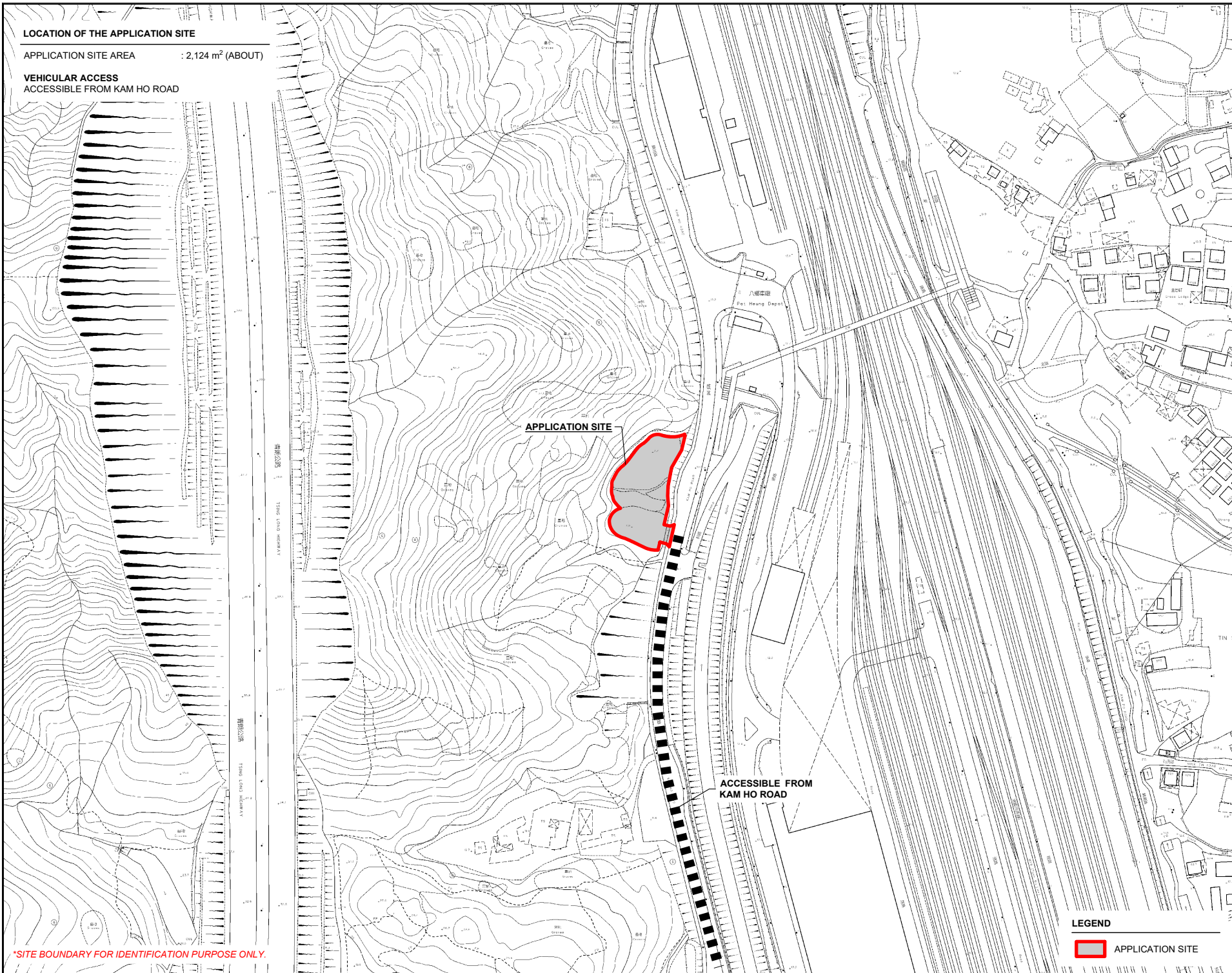
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Plan showing HSK/HT NDA and its Land Resumption
Plan 7	Plan showing Alternative Sites for Relocation
Plan 8	Aerial Photo of the Site
Plan 9	Layout Plan
Plan 10	Plan showing Filling of Land at the Site
Plan 11	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,124 m² (ABOUT)

**VEHICULAR ACCESS
ACCESSIBLE FROM KAM HO ROAD**



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
LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY: MN DATE: 7.10.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

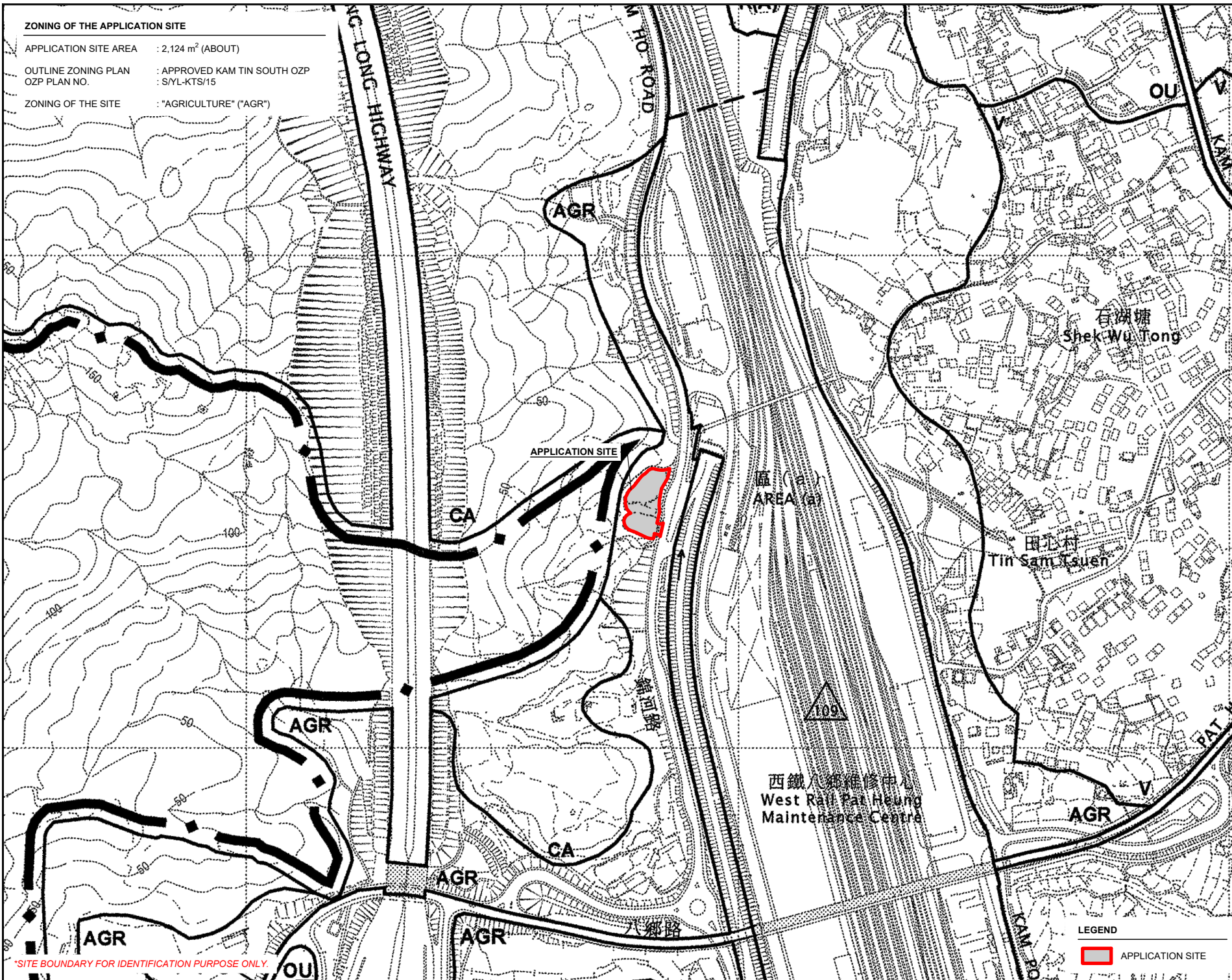
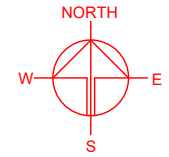
LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,124 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
 OZP PLAN NO. : S/YL-KTS/15
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

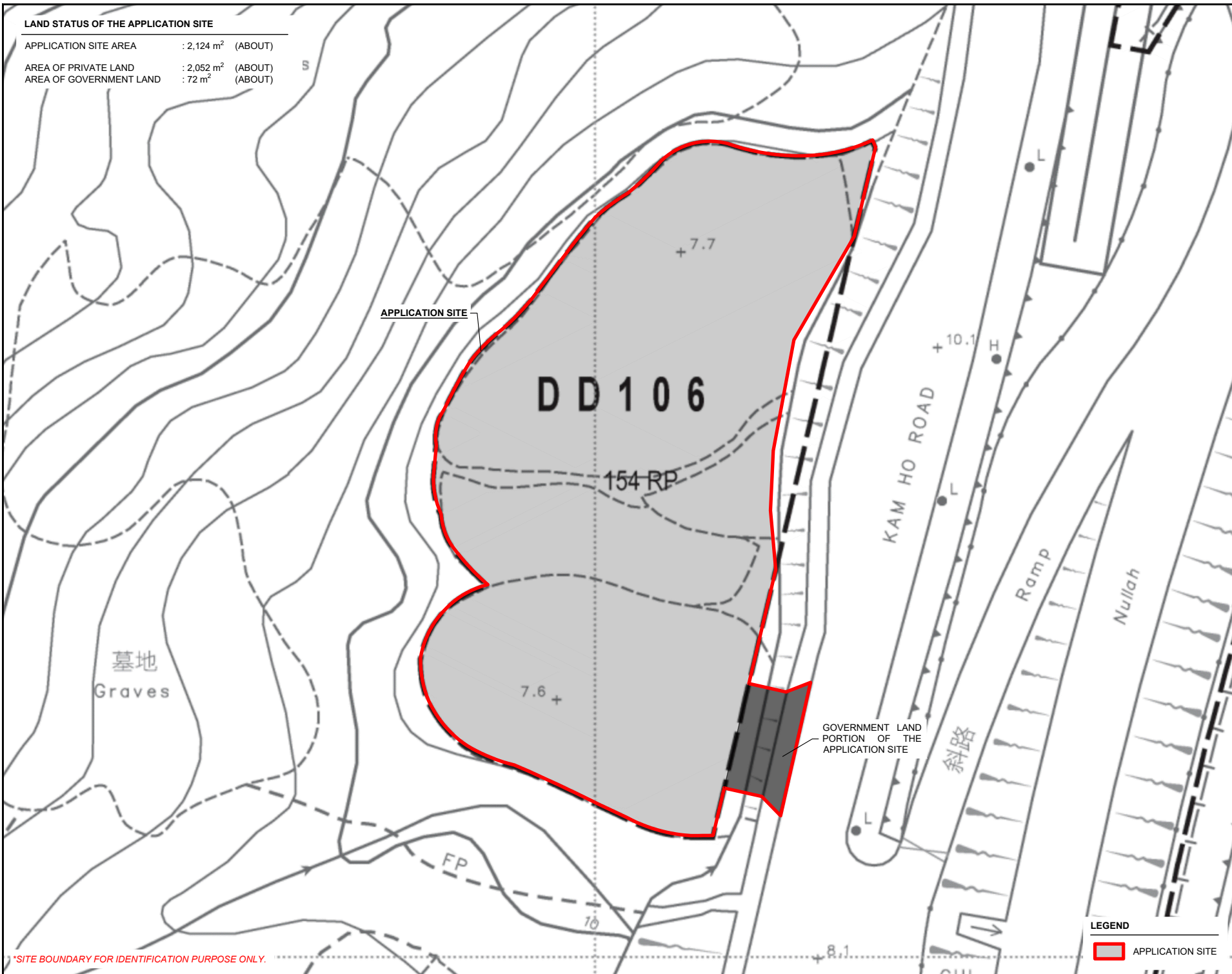
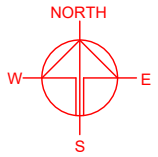
LEGEND

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	TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)
SITE LOCATION	
LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	7.10.2024
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 : 2,124 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,052 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 72 m² (ABOUT)



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
 TEMPORARY (EXCLUDING ANCILLARY FACILITIES)

SITE LOCATION
 LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY MN	DATE 7.10.2024
REVISED BY	DATE

APPROVED BY	DATE
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LEGEND

APPLICATION SITE

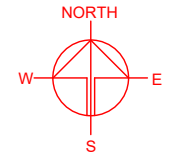
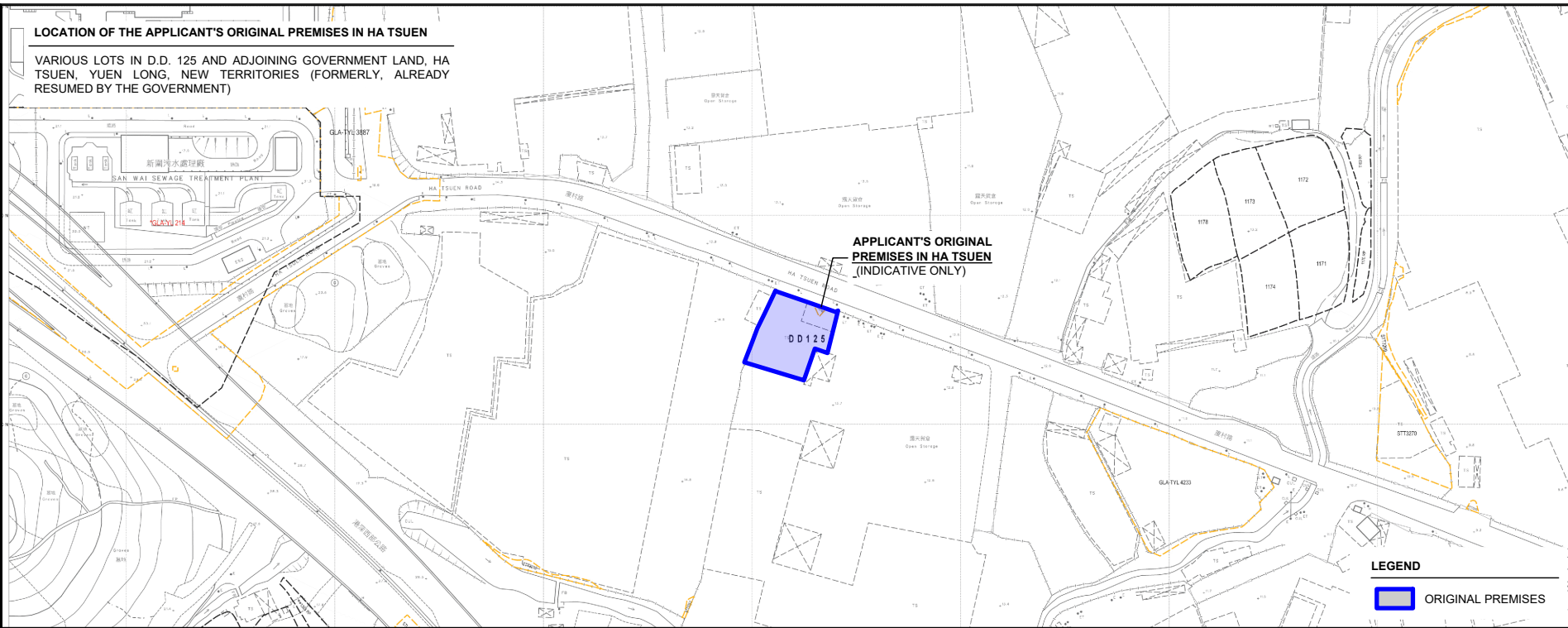
DWG. TITLE
 LAND STATUS OF THE SITE

DWG. NO. PLAN 3	VER. 001
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

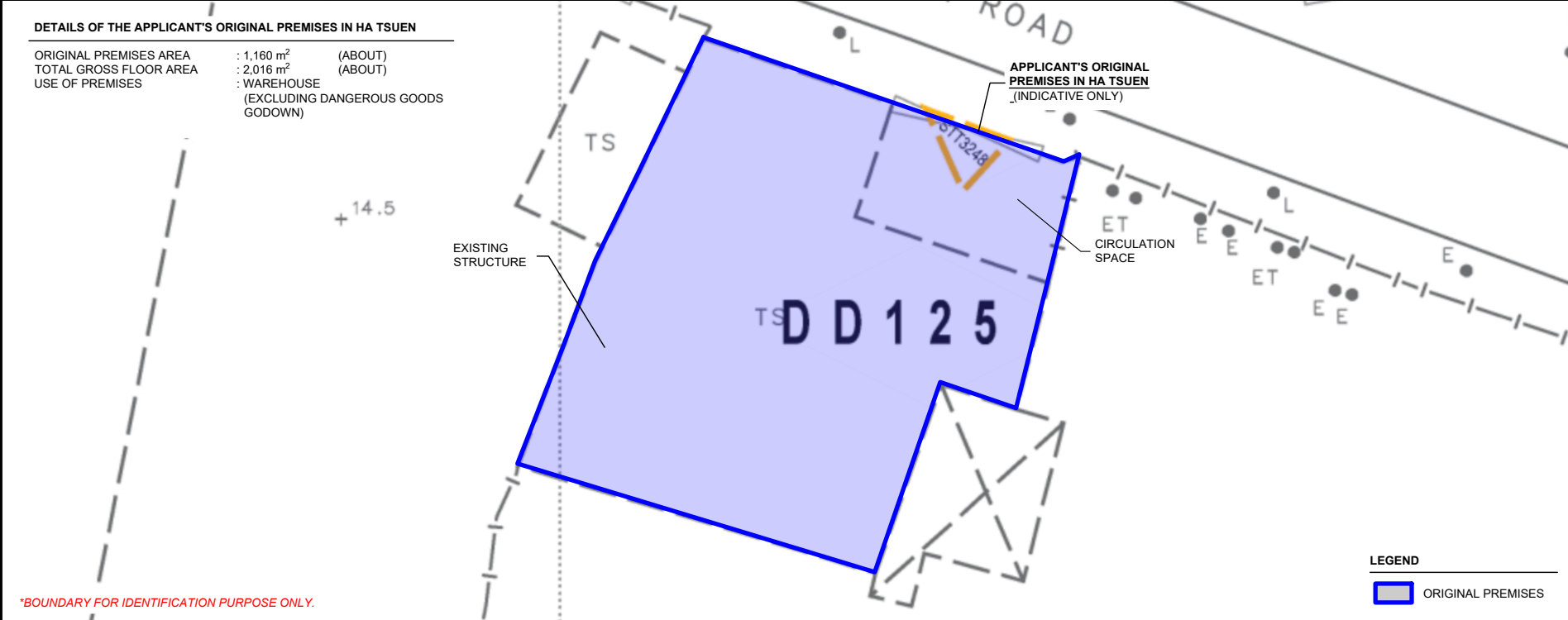
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY, ALREADY RESUMED BY THE GOVERNMENT)



DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

ORIGINAL PREMISES AREA : 1,160 m² (ABOUT)
 TOTAL GROSS FLOOR AREA : 2,016 m² (ABOUT)
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



LEGEND
 ORIGINAL PREMISES

LEGEND
 ORIGINAL PREMISES

*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

SITE LOCATION

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 3000 / 500 @ A4

DRAWN BY: MN DATE: 7.10.2024

CHECKED BY: DATE:

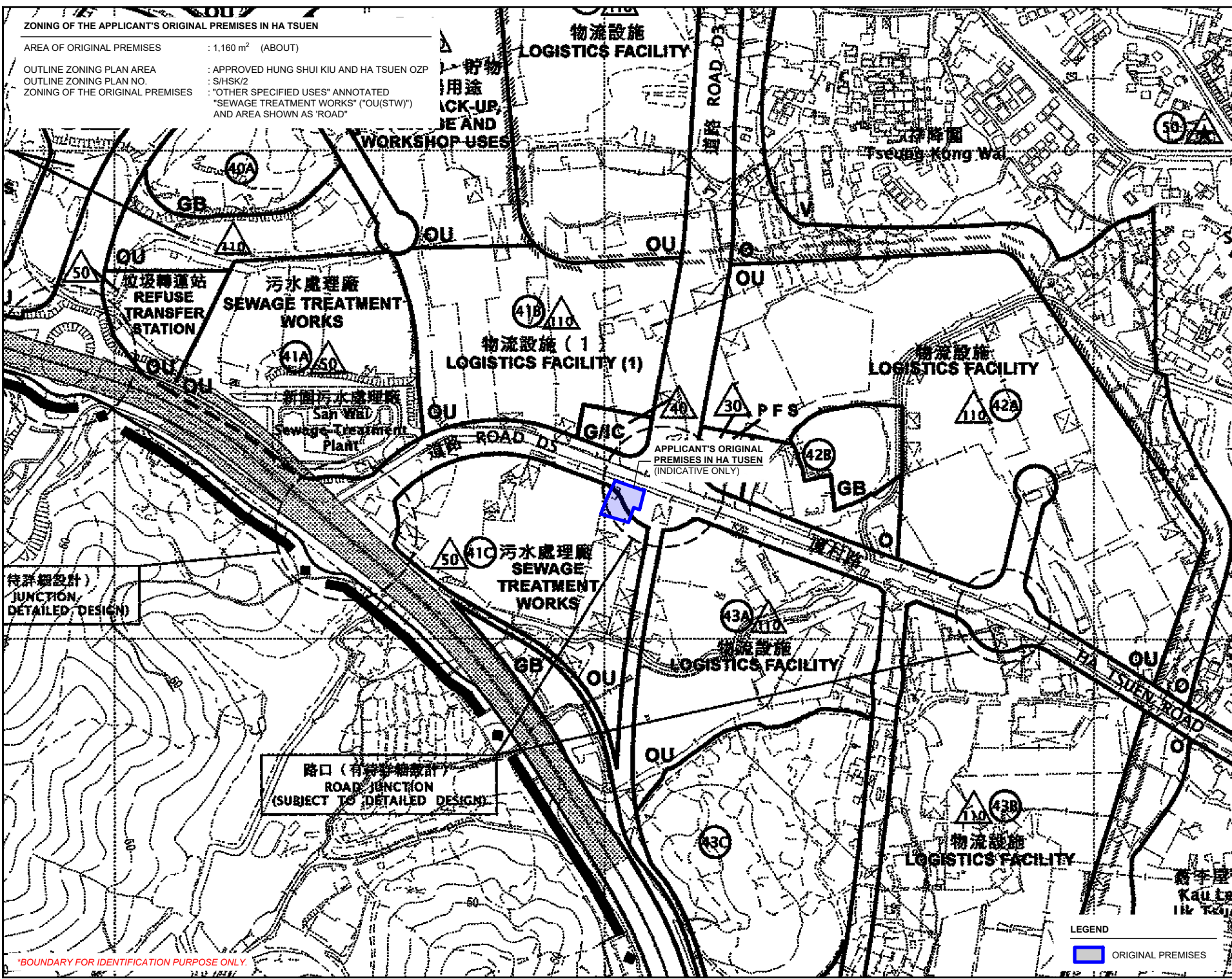
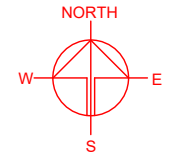
APPROVED BY: DATE:

DWG. TITLE
 OP (LOCATION PLAN)

DWG NO.: PLAN 4 VER.: 001

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF ORIGINAL PREMISES	: 1,160 m ² (ABOUT)
OUTLINE ZONING PLAN AREA	: APPROVED HUNG SHUI KIU AND HA TSUEN OZP
OUTLINE ZONING PLAN NO.	: S/HSK/2
ZONING OF THE ORIGINAL PREMISES	: "OTHER SPECIFIED USES" ANNOTATED "SEWAGE TREATMENT WORKS" ("OU(STW)") AND AREA SHOWN AS "ROAD"



待詳細設計)
JUNCTION
DETAILED DESIGN)

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

APPLICANT'S ORIGINAL
PREMISES IN HA TSUEN
(INDICATIVE ONLY)

LEGEND
[Blue square symbol] ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

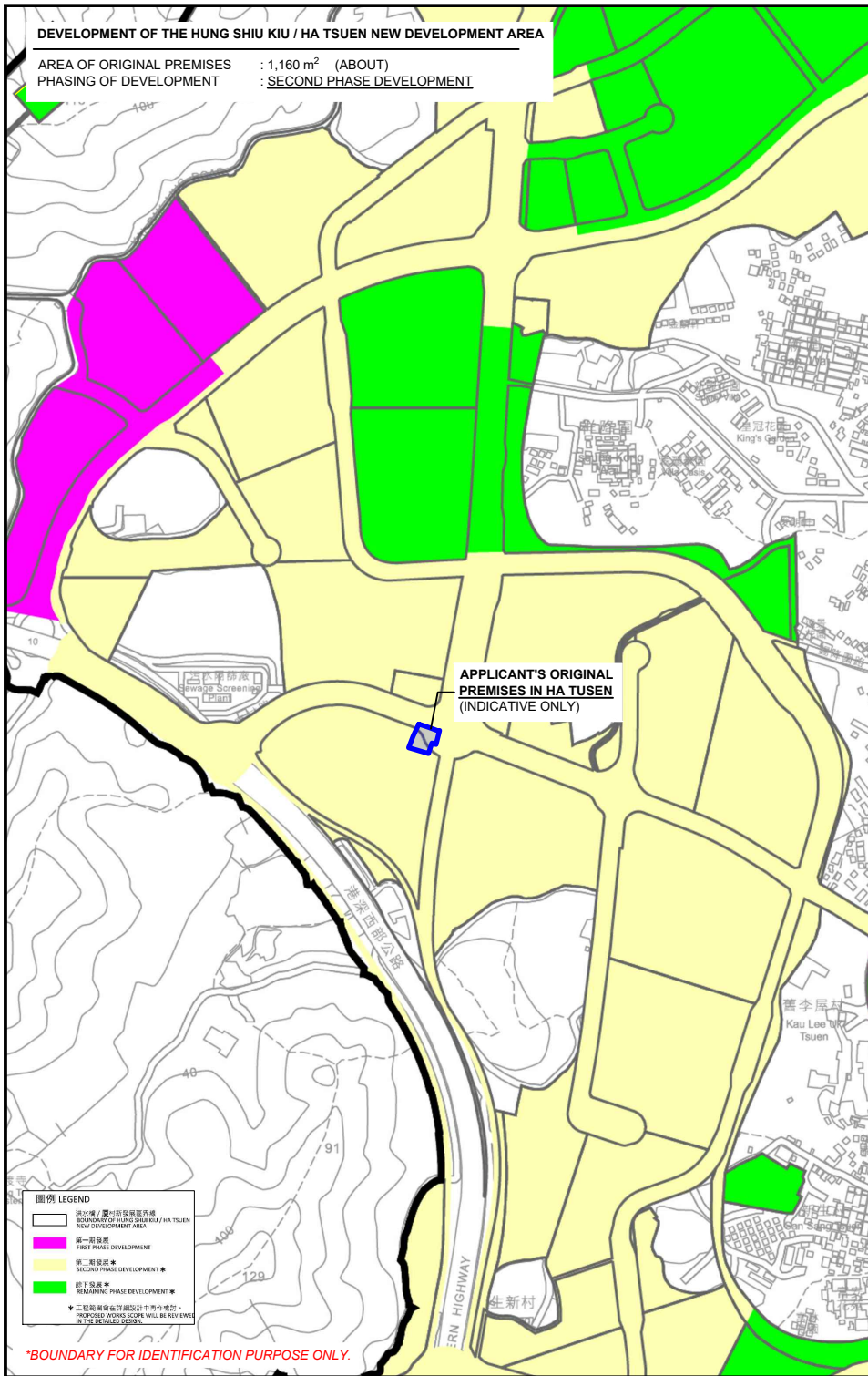
PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 7.10.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (ZONING PLAN)	
DWG. NO. PLAN 5	VER. 001

DEVELOPMENT OF THE HUNG SHIU KIU / HA TSUEN NEW DEVELOPMENT AREA

AREA OF ORIGINAL PREMISES : 1,160 m² (ABOUT)
 PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT



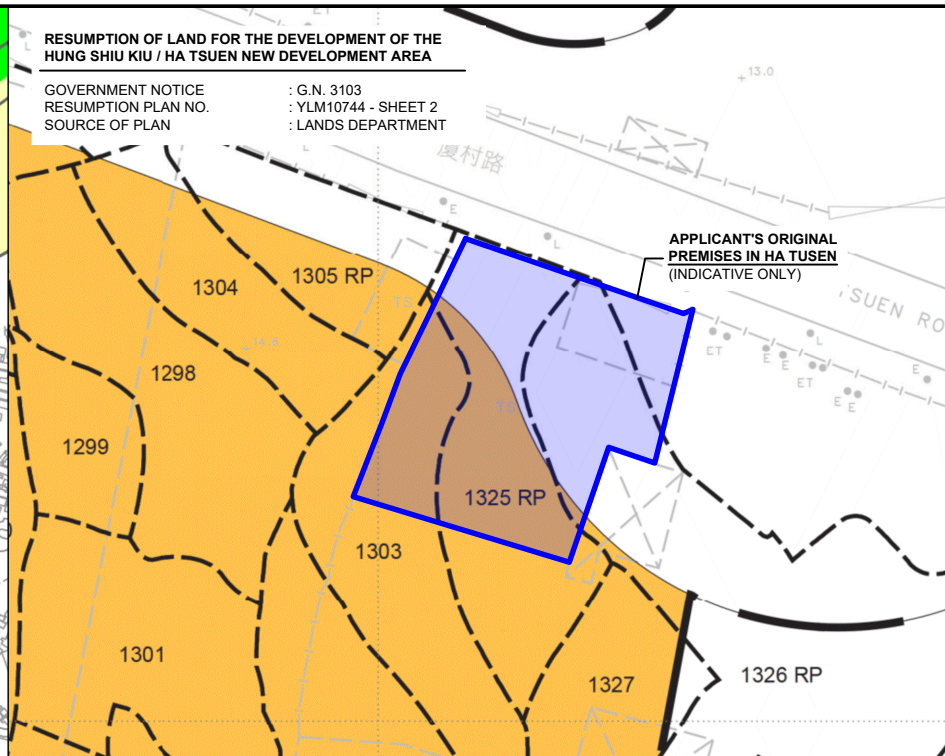
APPLICANT'S ORIGINAL PREMISES IN HA TSUEN (INDICATIVE ONLY)

- 圖例 LEGEND**
- 洪文樓 / 灣仔新發展區界線
BOUNDARY OF HUNG SHIU KIU / HA TSUEN NEW DEVELOPMENT AREA
 - 第一階段發展
FIRST PHASE DEVELOPMENT
 - 第二階段發展 *
SECOND PHASE DEVELOPMENT *
 - 餘下發展 *
REMAINING PHASE DEVELOPMENT *
- * 發展範圍僅在設計中用作參考，
 預期的填土量將在設計中予以釐定。
 * DEVELOPMENT SCOPE WILL BE REVIEWED
 IN THE DETAILED DESIGN.

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF THE HUNG SHIU KIU / HA TSUEN NEW DEVELOPMENT AREA

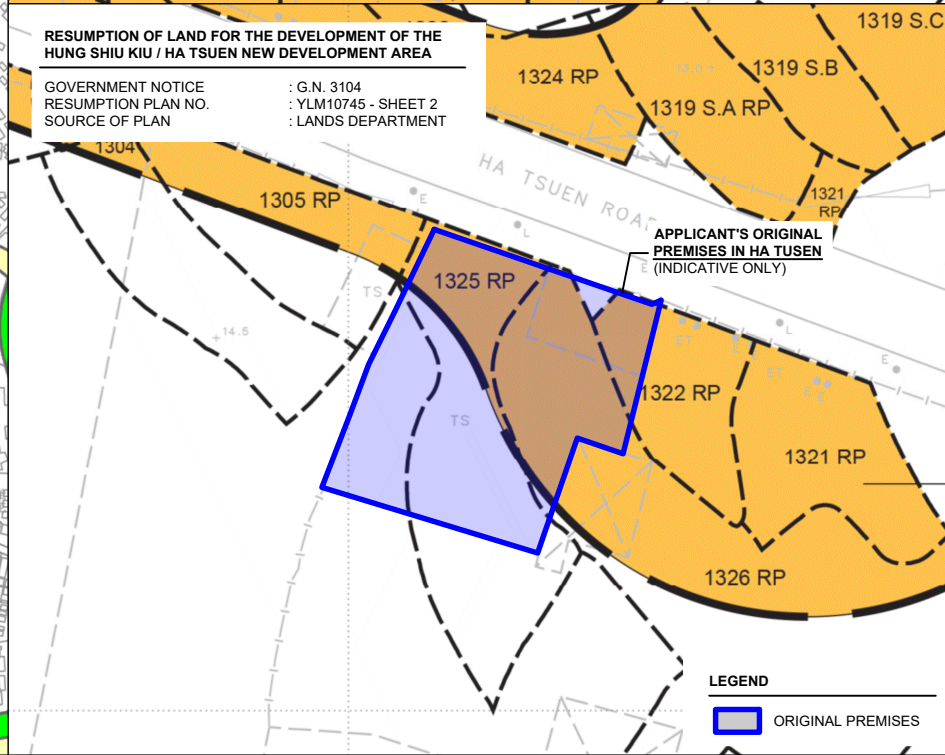
GOVERNMENT NOTICE : G.N. 3103
 RESUMPTION PLAN NO. : YLM10744 - SHEET 2
 SOURCE OF PLAN : LANDS DEPARTMENT



APPLICANT'S ORIGINAL PREMISES IN HA TSUEN (INDICATIVE ONLY)

RESUMPTION OF LAND FOR THE DEVELOPMENT OF THE HUNG SHIU KIU / HA TSUEN NEW DEVELOPMENT AREA

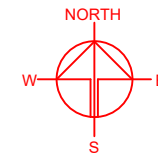
GOVERNMENT NOTICE : G.N. 3104
 RESUMPTION PLAN NO. : YLM10745 - SHEET 2
 SOURCE OF PLAN : LANDS DEPARTMENT



APPLICANT'S ORIGINAL PREMISES IN HA TSUEN (INDICATIVE ONLY)

LEGEND

--- ORIGINAL PREMISES



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

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 10000 / 1000 @ A4

DRAWN BY

MN

DATE

7.10.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING / RESUMPTION

DWG NO.

PLAN 6

VER.

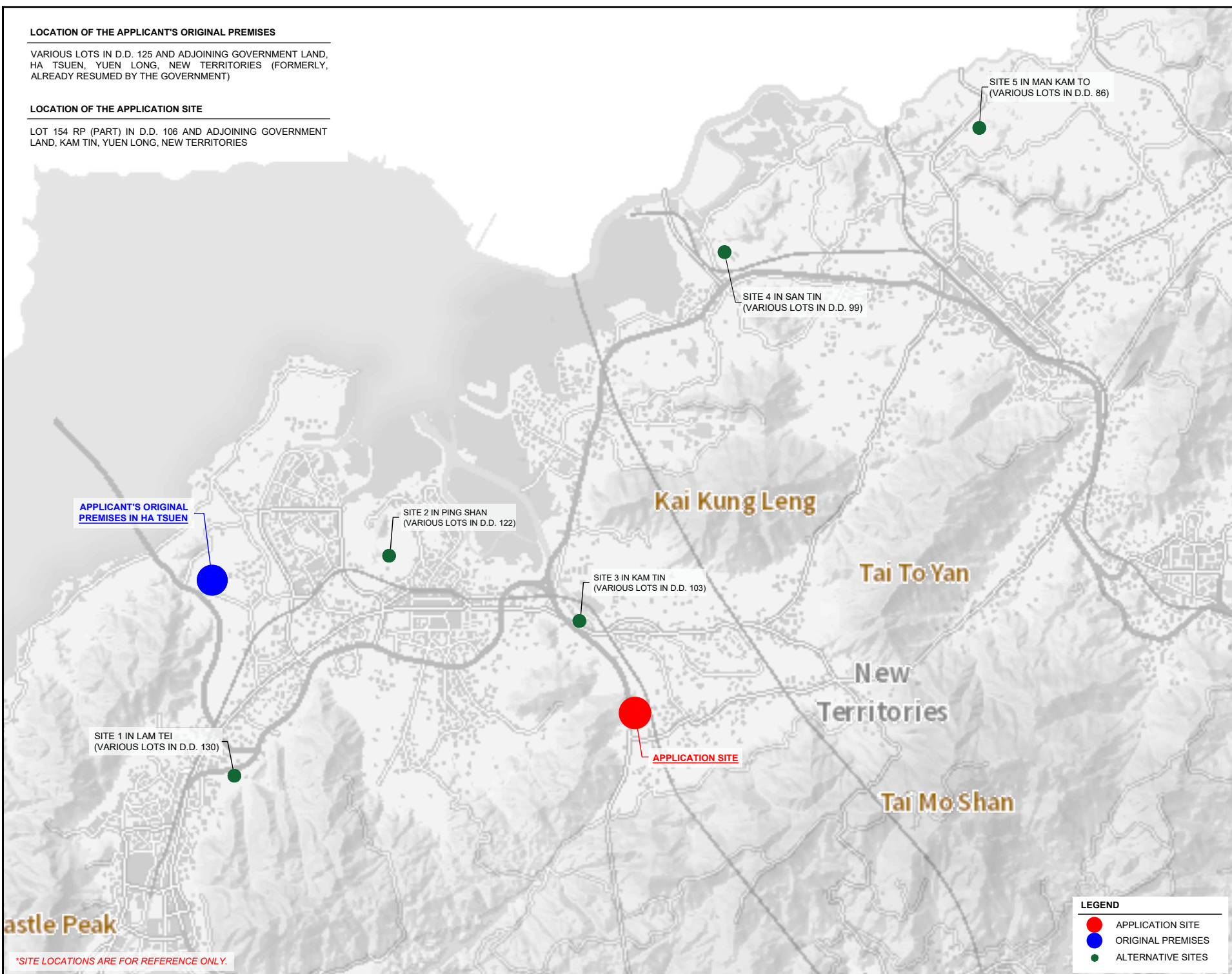
001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY, ALREADY RESUMED BY THE GOVERNMENT)

LOCATION OF THE APPLICATION SITE

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES



APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

SITE 2 IN PING SHAN (VARIOUS LOTS IN D.D. 122)

SITE 3 IN KAM TIN (VARIOUS LOTS IN D.D. 103)

SITE 4 IN SAN TIN (VARIOUS LOTS IN D.D. 99)

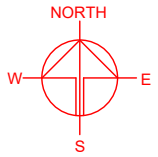
SITE 5 IN MAN KAM TO (VARIOUS LOTS IN D.D. 86)

SITE 1 IN LAM TEI (VARIOUS LOTS IN D.D. 130)

APPLICATION SITE

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES



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

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
INDICATIVE ONLY

DRAWN BY MN	DATE 8.10.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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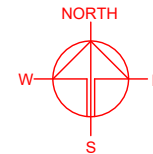
DWG. TITLE
ALTERNATIVE SITES

DWG NO. PLAN 7	VER. 001
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*SITE LOCATIONS ARE FOR REFERENCE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,124 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



APPLICATION SITE

Pat Heung Depot

TAI LAM COUNTRY PARK

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 ANCILLARY FACILITIES)

SITE LOCATION

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	7.10.2024

CHECKED BY	DATE

APPROVED BY	DATE

LEGEND

 APPLICATION SITE

DWG. TITLE

AERIAL PHOTO OF THE SITE

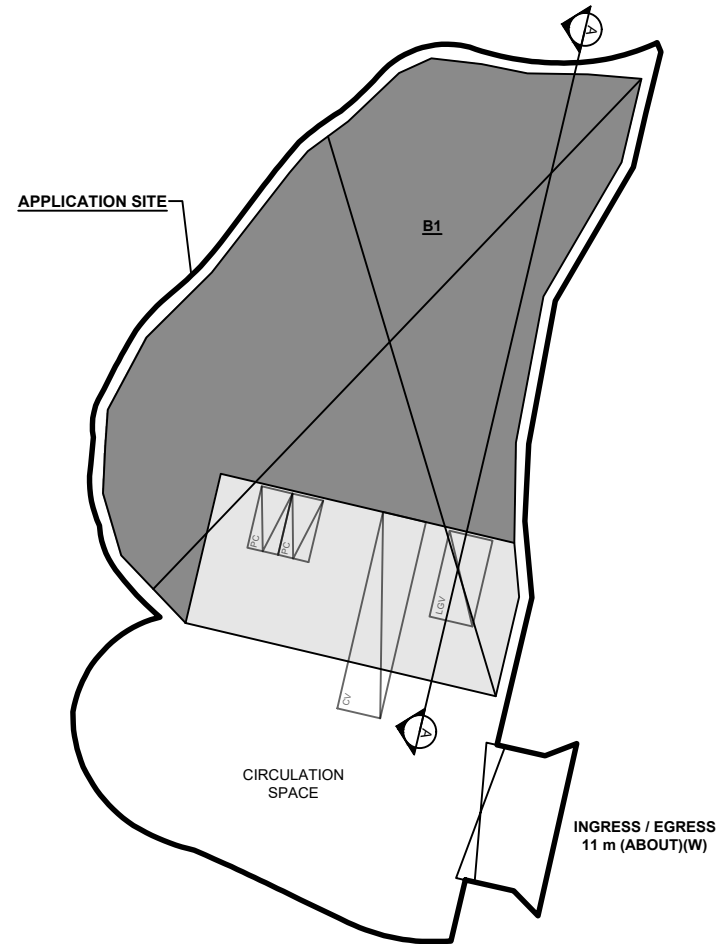
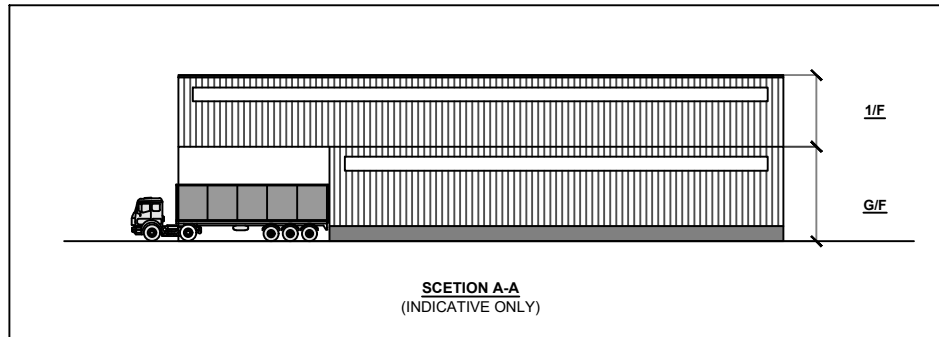
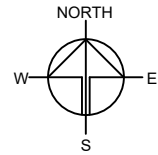
DWG. NO.	VER.
PLAN 8	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,124 m ²	(ABOUT)
COVERED AREA	: 1,332 m ²	(ABOUT)
UNCOVERED AREA	: 792 m ²	(ABOUT)
PLOT RATIO	: 1.25	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,664 m ²	(ABOUT)
TOTAL GFA	: 2,664 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F)	1,332 m ² (ABOUT)	1,027 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
	(G/F)		305 m ² (ABOUT)	
	(1/F)		1,332 m ² (ABOUT)	
TOTAL		1,332 m² (ABOUT)	2,664 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE B1 (1/F)
- STRUCTURE B1 (G/F)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
- 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

LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY	DATE
MN	7.10.2024

REVISED BY	DATE

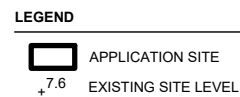
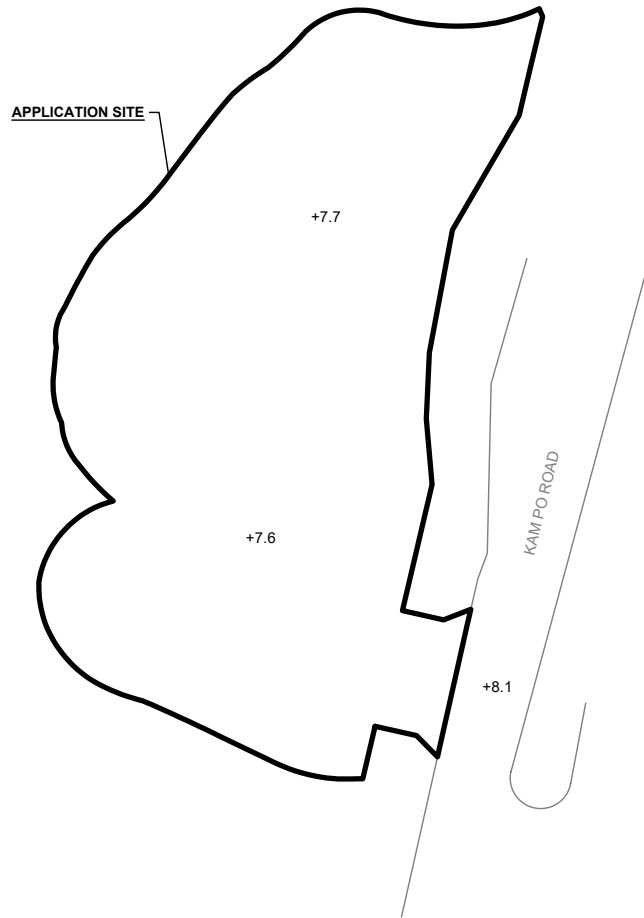
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001

EXISTING CONDITION OF THE APPLICATION SITE

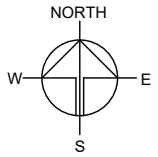
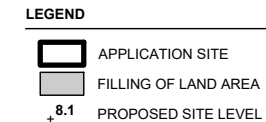
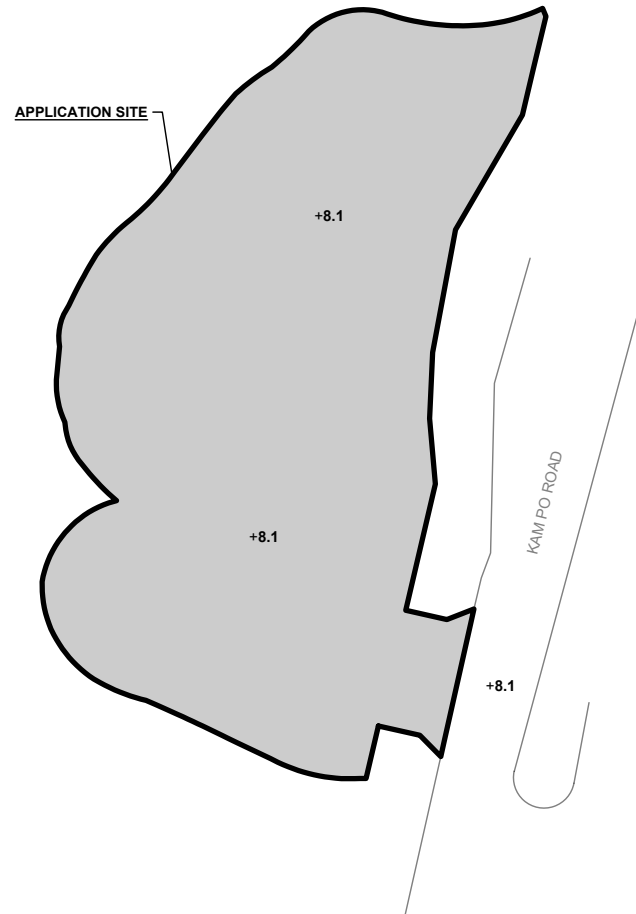
APPLICATION SITE AREA : 2,124 m² (ABOUT)
 EXISTING SOILED GROUND AREA : 2,124 m² (ABOUT)
 EXISTING SITE LEVELS : +7.6 mPD TO +7.7 mPD (ABOUT)



*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 2,124 m² (ABOUT)
 COVERED BY STRUCTURE : NOT APPLICABLE (ABOUT)
 PROPOSED FILLING AREA : 2,124 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.5 m
 PROPOSED SITE LEVELS : +8.1 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE



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

SITE LOCATION
 LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 700 @ A4

DRAWN BY MN	DATE 7.10.2024
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REVISED BY	DATE
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APPROVED BY	DATE
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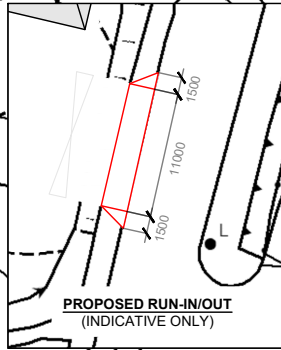
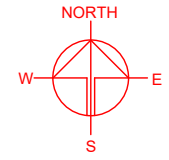
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 10	VER. 001
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SWEPT PATH ANALYSIS

G1 TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
 - STRUCTURE B1 (1/F)
 - STRUCTURE B1 (G/F)
 - PARKING SPACE (PRIVATE CAR)
 - L/L SPACE (LIGHT GOODS VEHICLE)
 - L/L SPACE (CONTAINER VEHICLE)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - 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	
SITE LOCATION	
LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 700 @ A4	
DRAWN BY	DATE
MN	7.10.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 11	001