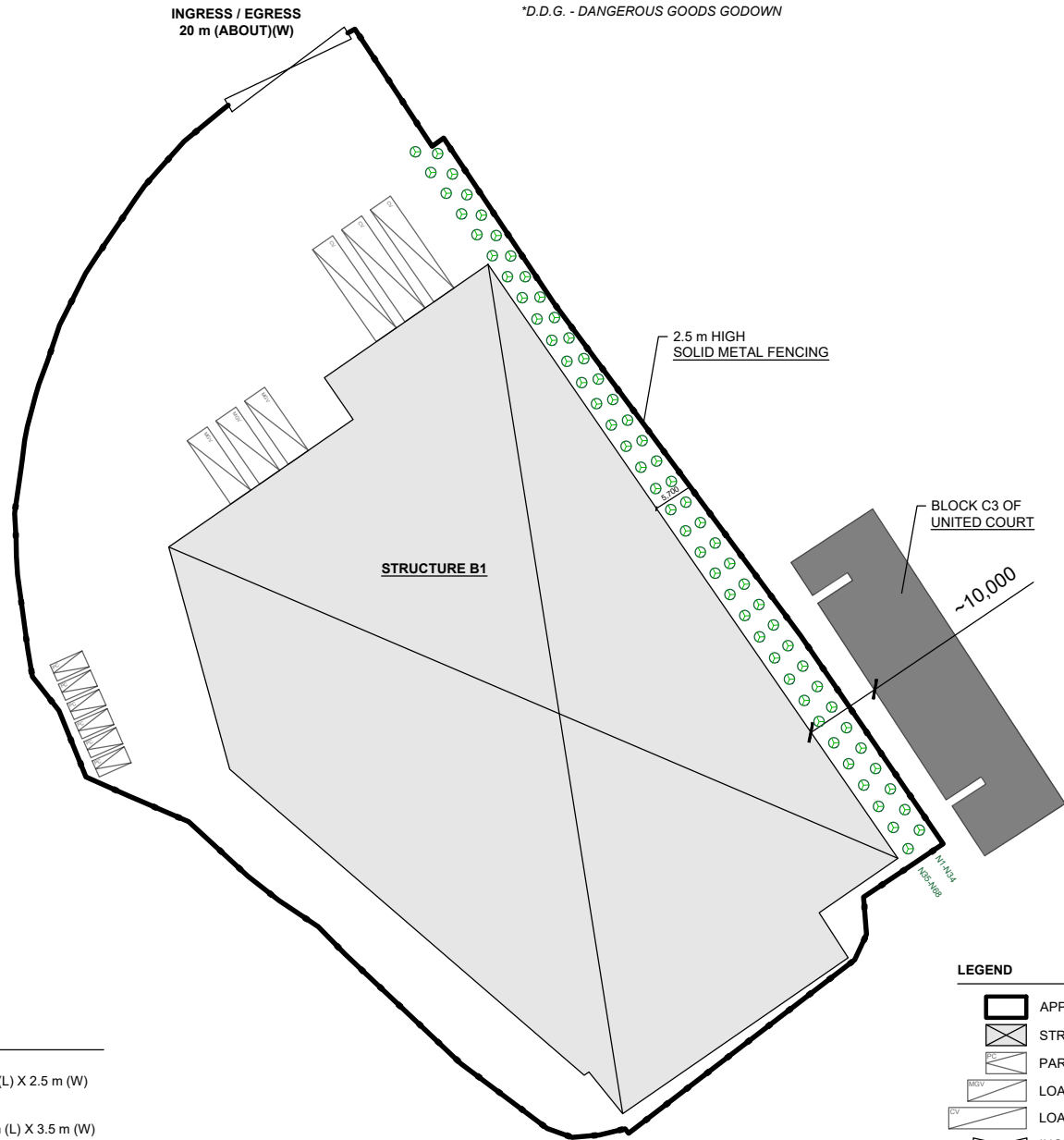
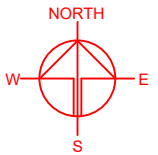


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m² (ABOUT)	13,298 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/U/L 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
- PROPOSED TREE
- PROPOSED FENCING

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY CC	DATE 7.2.2025
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAYOUT PLAN

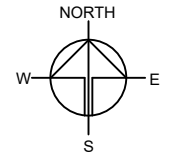
DWG NO. PLAN 8	VER. 001
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EXISTING SITE LEVEL OF THE APPLICATION SITE

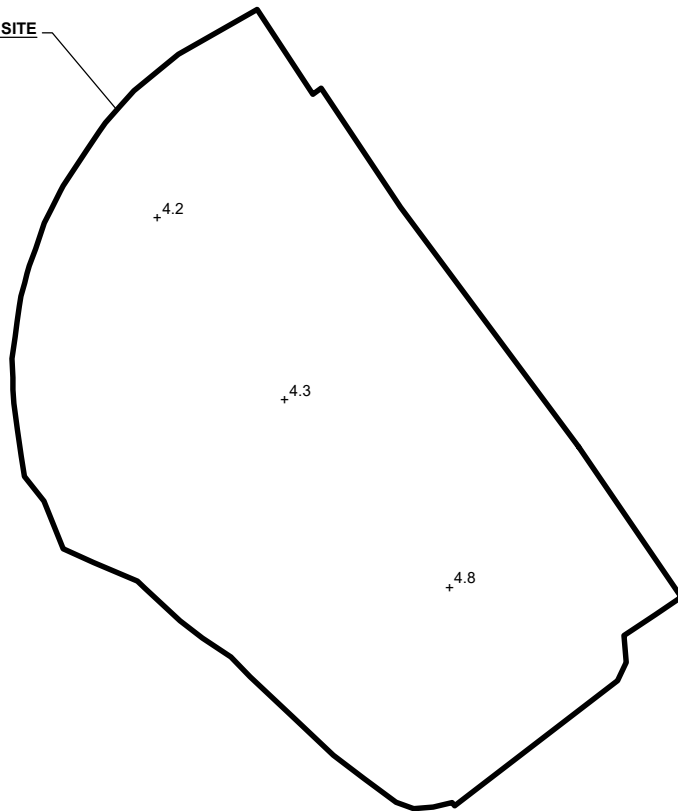
APPLICATION SITE AREA : 11,770 m² (ABOUT)
 EXISTING SITE LEVEL : +4.2 mPD to +4.8 mPD (ABOUT)
 EXISTING SITE SURFACE : PARTIALLY HARD-PAVED AND OF SOILED GROUND

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

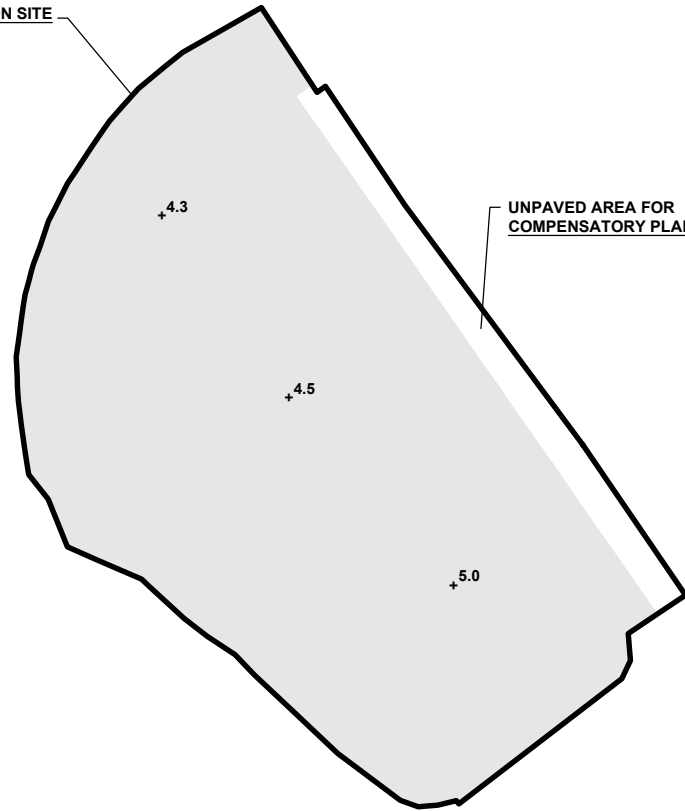
APPLICATION SITE AREA : 11,770 m² (ABOUT)
 COVERED BY STRUCTURE : 6,679 m² (ABOUT)
 UNPAVED SOILED AREA : 773 m² (6.6%) (ABOUT)
 PROPOSED FILLING AREA : 10,997 m² (93.4%) (ABOUT)
 PROPOSED SITE LEVEL : +4.3 mPD to +5.0 mPD (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA



APPLICATION SITE





APPLICATION SITE






EXISTING SITE LEVEL IS FOR REFERENCE ONLY.
 EXACT SITE LEVEL IS SUBJECT TO DETAIL SURVEY.

LEGEND

-  APPLICATION SITE
-  +4.1 EXISTING SITE LEVEL

LEGEND

-  APPLICATION SITE
-  FILLING OF LAND AREA
-  +4.3 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

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
CC	7.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

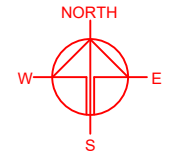
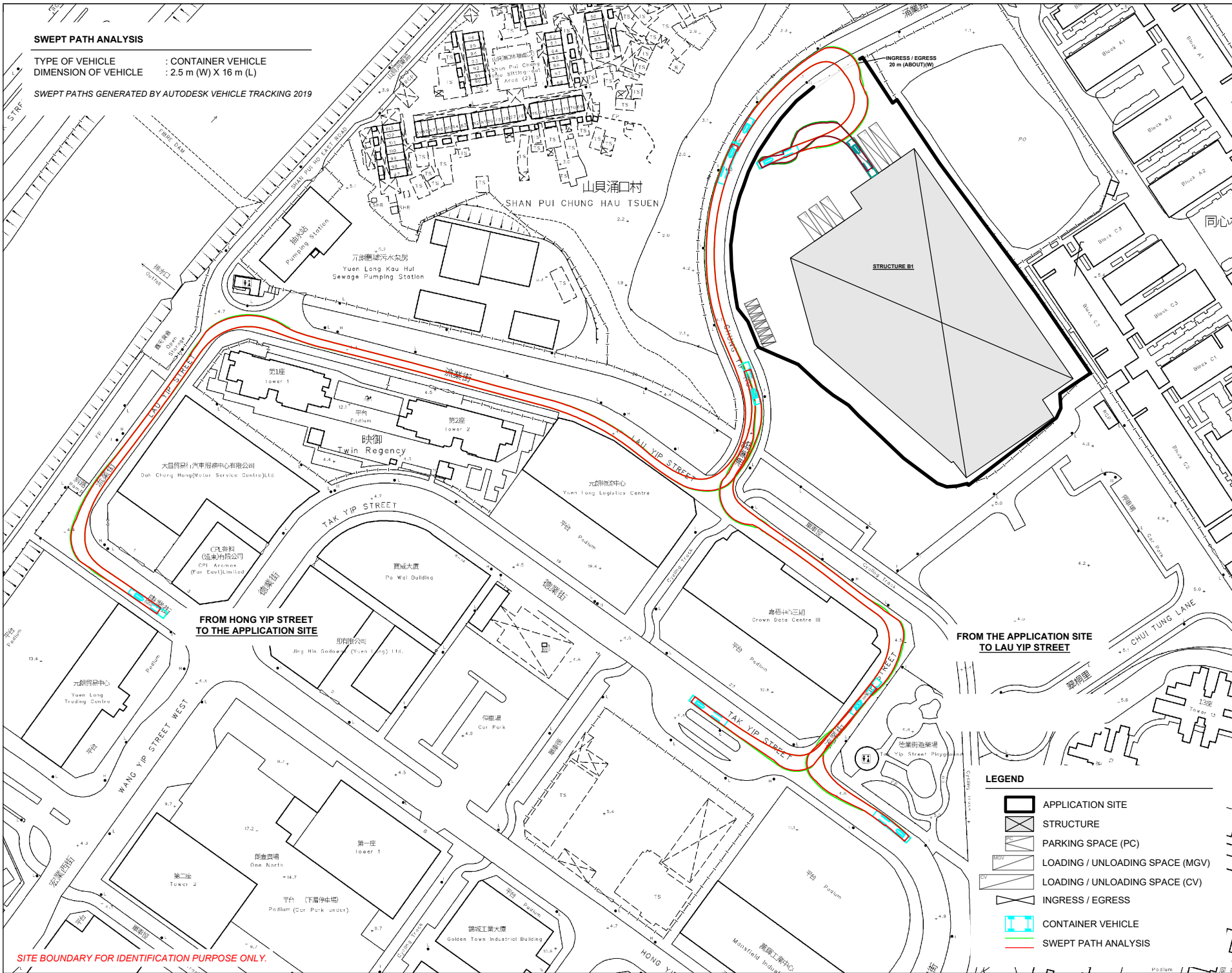
DWG. TITLE
 FILLING OF LAND AREA

DWG. NO. PLAN 9	VER. 001
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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 2019



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

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
 1:1800 @ A4

DRAWN BY MN	DATE 28.12.2023
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REVISED BY LT	DATE 10.2.2025
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APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 1	VER. 001
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.