

# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,091 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA SHUI MEI ROAD AND A LOCAL ACCESS

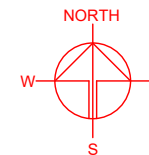
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

長春新村  
CHEUNG CHUN SAN TSUEN

APPLICATION SITE

## LEGEND

APPLICATION SITE



PLANNING CONSULTANT



SITE LOCATION

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN

DATE  
9.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

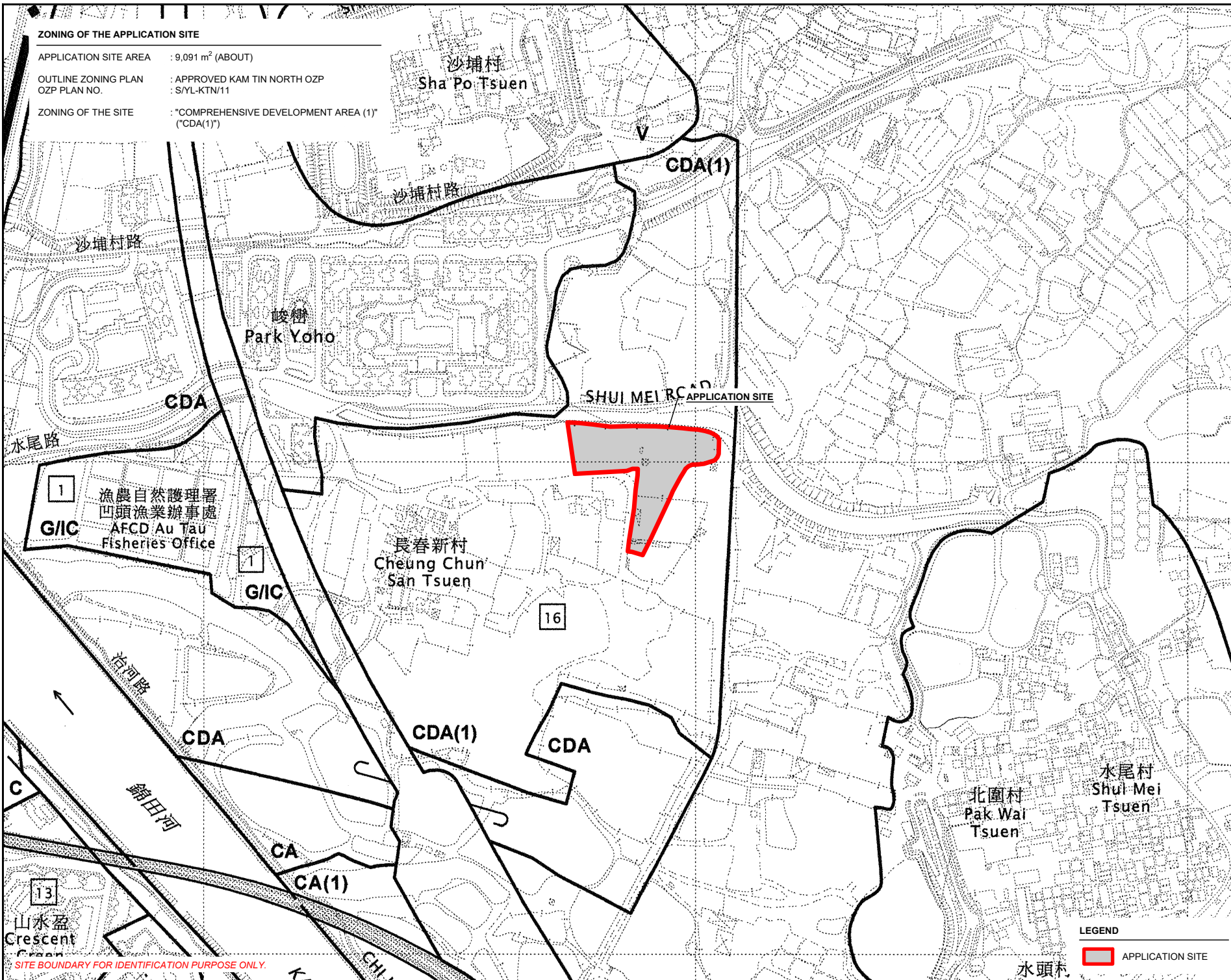
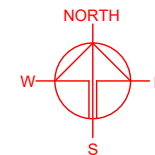
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,091 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA (1)"  
("CDA(1)")



PLANNING CONSULTANT



PROJECT

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SCALE

1 : 5000 @ A4

DRAWN BY MN DATE 9.4.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE ZONING OF THE SITE

DWG. NO. PLAN 2

VER. 001

## LEGEND

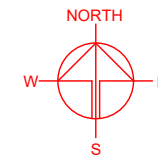
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

水頭村



APPLICATION SITE AREA : 9,091 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 8,426 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 665 m<sup>2</sup> (ABOUT)



GOVERNMENT LAND  
PORTION OF THE  
APPLICATION SITE

## APPLICATION SITE

PLANNING CONSULTANT



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PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS

SITE LOCATION

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

SCALE

1 : 1500 @ A4

DRAWN BY

DATE \_\_\_\_\_

9.4.2025

|   |            |
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| 7 | CHECKED BY |
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DATE \_\_\_\_\_

/

1

|            |
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| DWG. TITLE |
|------------|

## LAND STATUS OF THE SITE

DWG NO.

|      |  |
|------|--|
| VER. |  |
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PLAN 3

00'

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

### LEGEND



## APPLICATION SITE

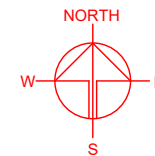
GOVERNMENT LAND



TOWN PLANNING BOARD GUIDELINES NO. 13G  
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP  
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 9,091 m<sup>2</sup> (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



Park Yoho

CDA

SHUI MEI ROAD

APPLICATION SITE

CHEUNG CHUN  
SAN TSUEN



Category 1 Areas

Category 2 Areas

Category 3 Areas

Category 4 Areas

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PLANNING CONSULTANT



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PROPOSED TEMPORARY OPEN  
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TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

9.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

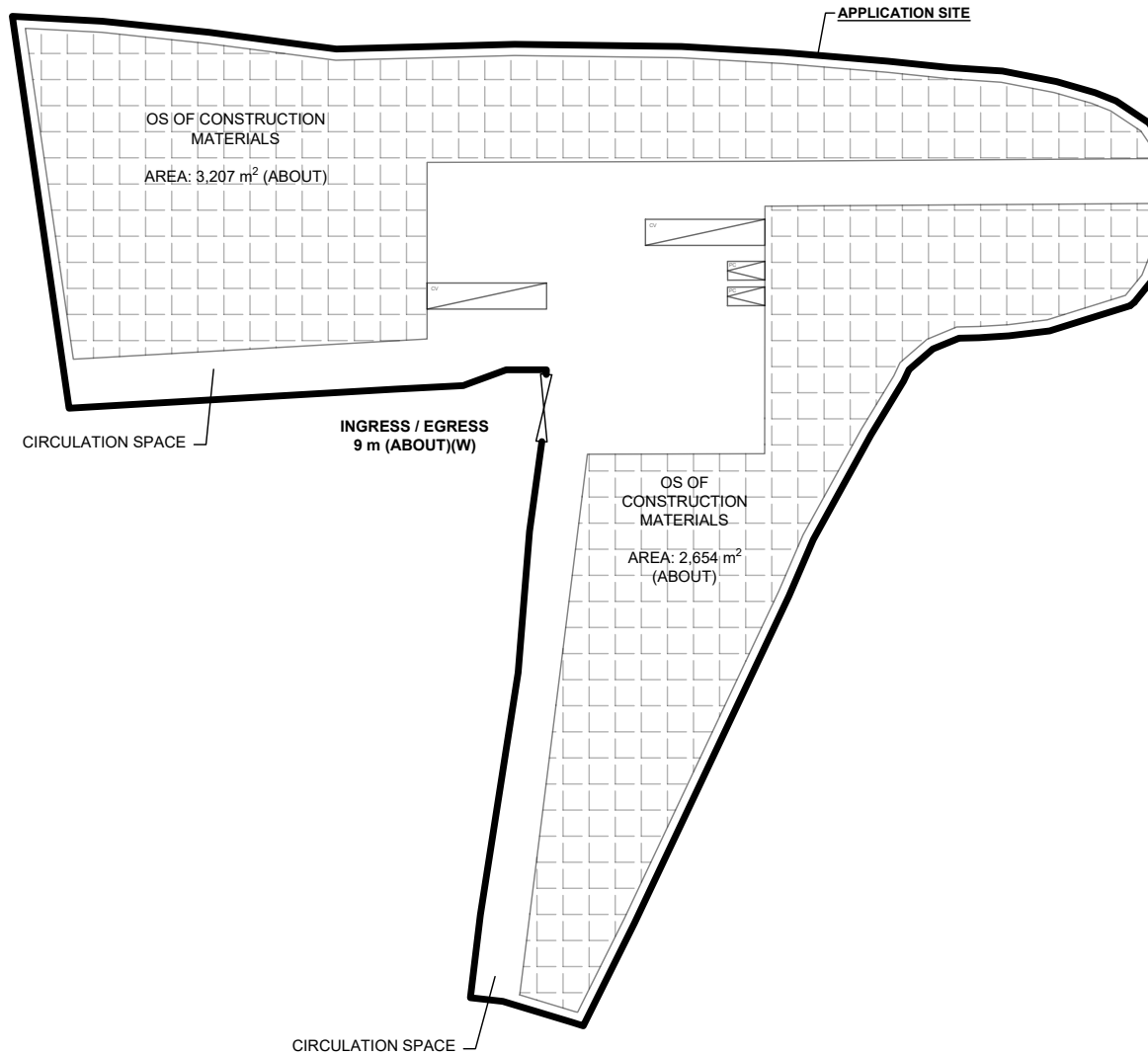
001



#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 9,091 m<sup>2</sup> (ABOUT)  
COVERED AREA : NOT APPLICABLE  
UNCOVERED AREA : 9,091 m<sup>2</sup> (ABOUT)  
  
AREA OF OPEN STORAGE : 5,861 m<sup>2</sup> (ABOUT)  
OS STACKING HEIGHT : NOT MORE THAN 2.5 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

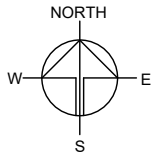


#### PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2  
DIMENSIONS OF PARKING SPACE : 5 m (L) x 2.5 m (W)  
  
NO. OF L/U SPACE FOR CONTAINER VEHICLE : 2  
3DIMENSION OF L/U SPACE : 16 m (L) X 3.5 m (W)

#### LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- L/U SPACE (CV)



PLANNING CONSULTANT



PROJECT

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SITE LOCATION

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

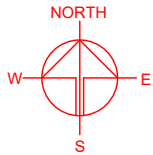
SCALE

1 : 1000 @ A4

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|-------------|----------|
| DRAWN BY    | DATE     |
| MN          | 9.4.2025 |
| CHECKED BY  | DATE     |
| APPROVED BY | DATE     |

DWG. TITLE  
LAYOUT PLAN

|                   |             |
|-------------------|-------------|
| DWG NO.<br>PLAN 5 | VER.<br>001 |
|-------------------|-------------|



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

|                                   |                  |
|-----------------------------------|------------------|
| SCALE<br>1: 1500 @ A4             |                  |
| DRAWN BY<br>MN                    | DATE<br>4.9.2025 |
| CHECKED BY                        | DATE             |
| APPROVED BY                       | DATE             |
| DWG. TITLE<br>SWEPT PATH ANALYSIS |                  |
| DWG NO.<br>PLAN 6                 | VER.<br>001      |

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