

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,042 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

NORTH

W E S

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

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

SITE LOCATION

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

SCALE

1 : 4000 @ A4

DRAWN BY	DATE
MN	11.3.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

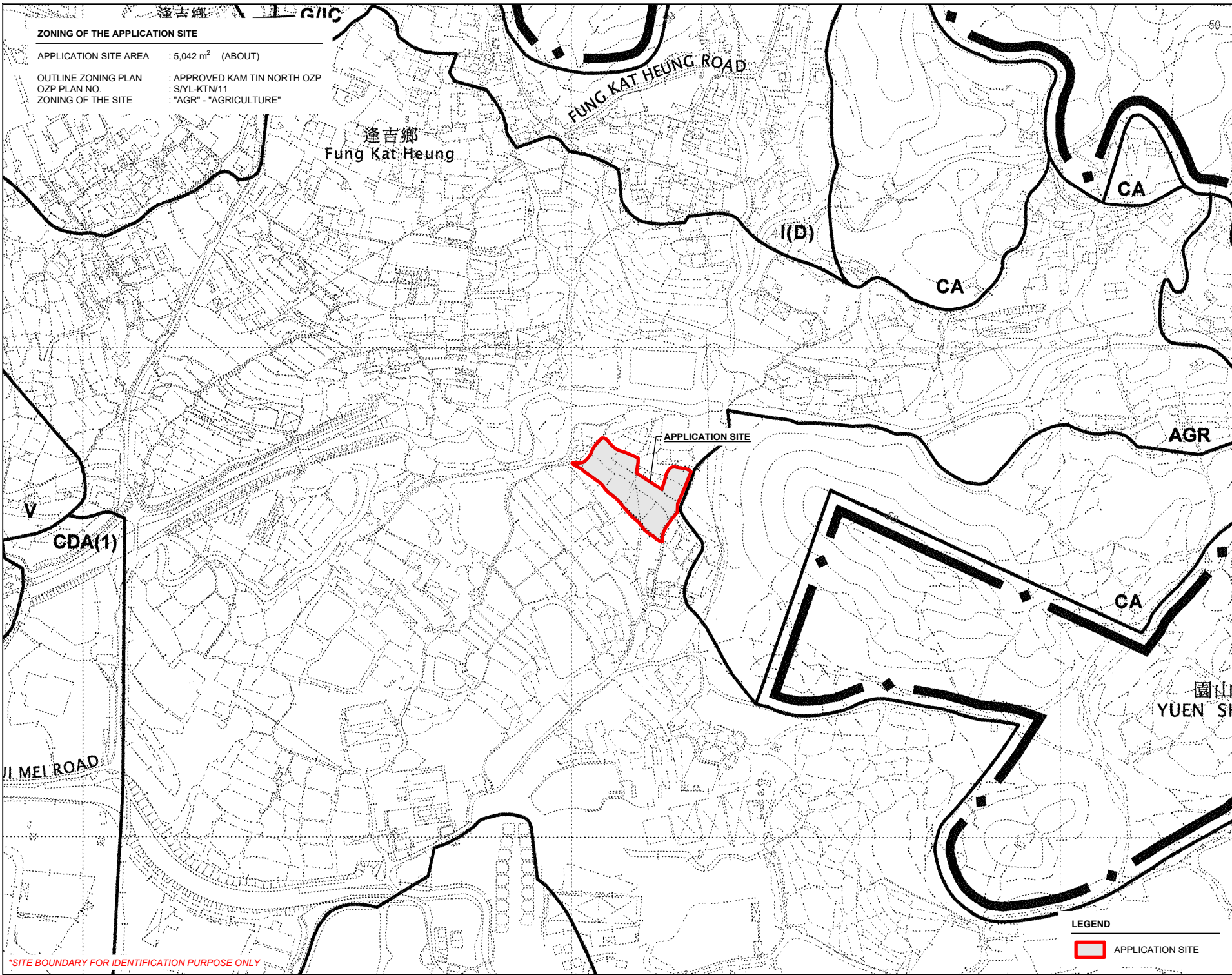
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

LEGEND

APPLICATION SITE

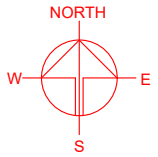
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,042 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGR" - "AGRICULTURE"



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

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

11.3.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

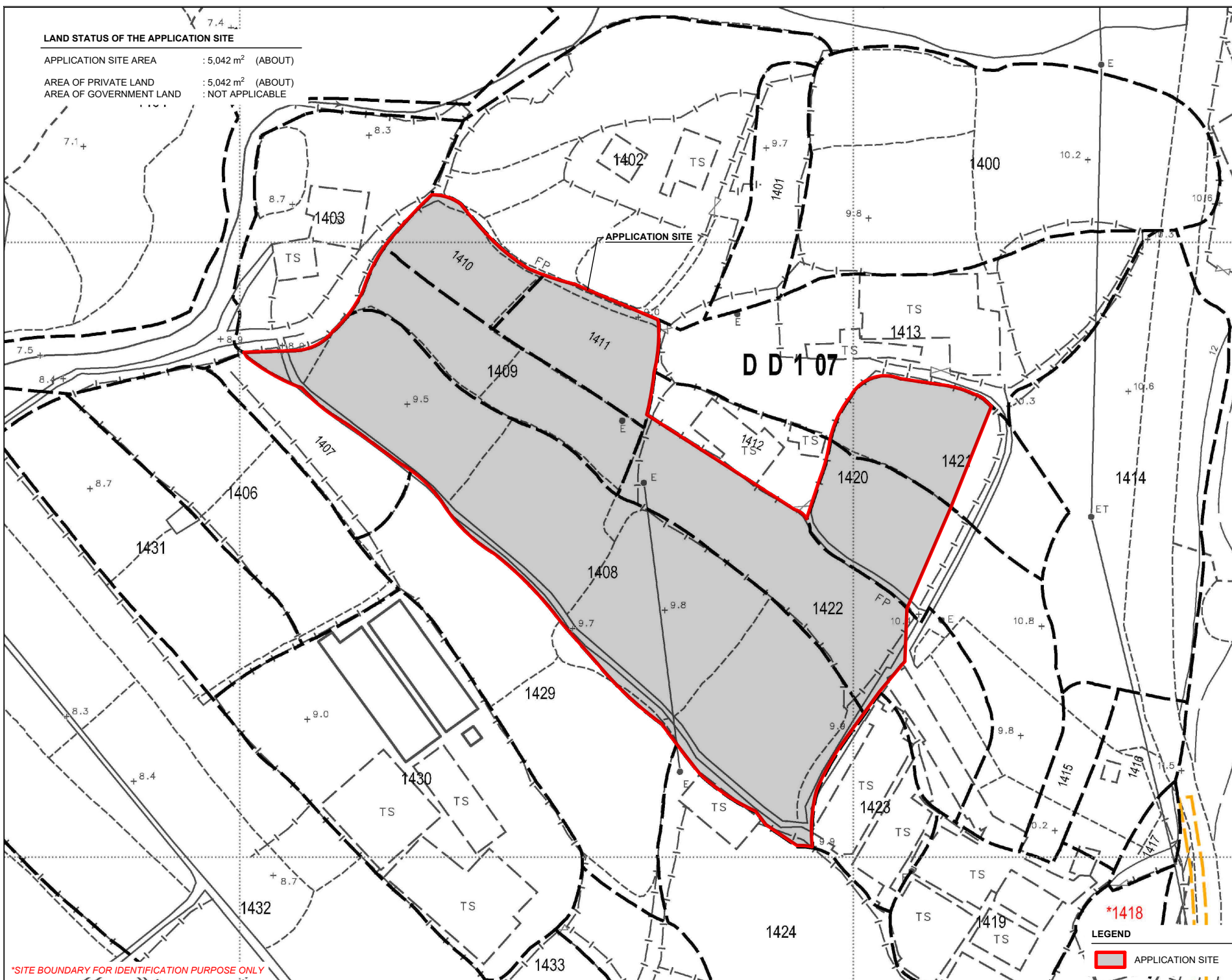
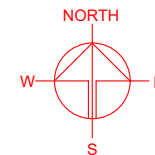
VER.

001

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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,042 m² (ABOUT)
 AREA OF PRIVATE LAND : 5,042 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

11.3.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

001

LEGEND



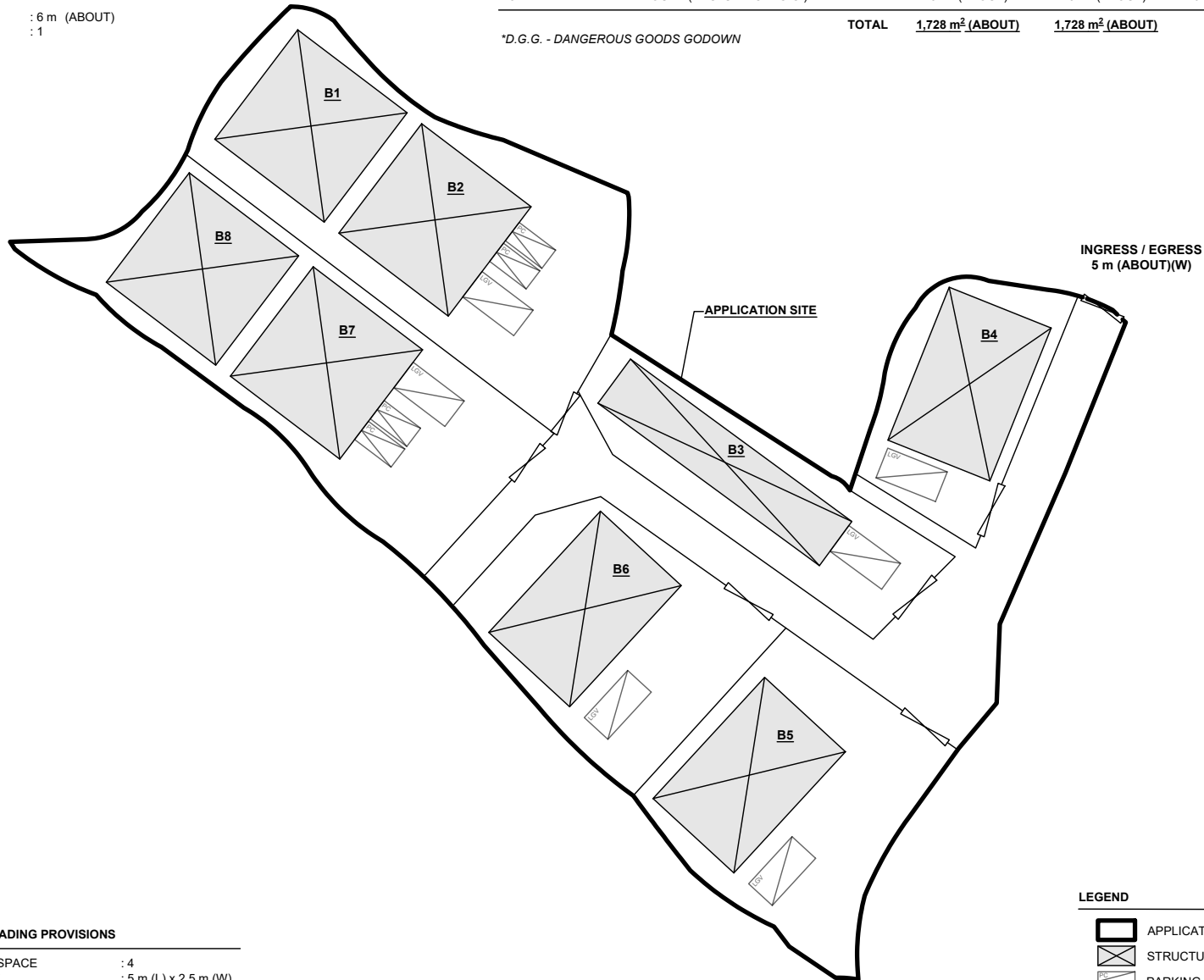
APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,042 m ²	(ABOUT)
COVERED AREA	: 1,728 m ²	(ABOUT)
UNCOVERED AREA	: 3,314 m ²	(ABOUT)
PLOT RATIO	: 0.34	(ABOUT)
SITE COVERAGE	: 34 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,728 m ²	(ABOUT)
TOTAL GFA	: 1,728 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m (ABOUT)	
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	180 m ² (ABOUT)	180 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		1,728 m ² (ABOUT)	1,728 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

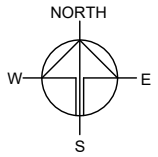


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 6
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 700 @ A4

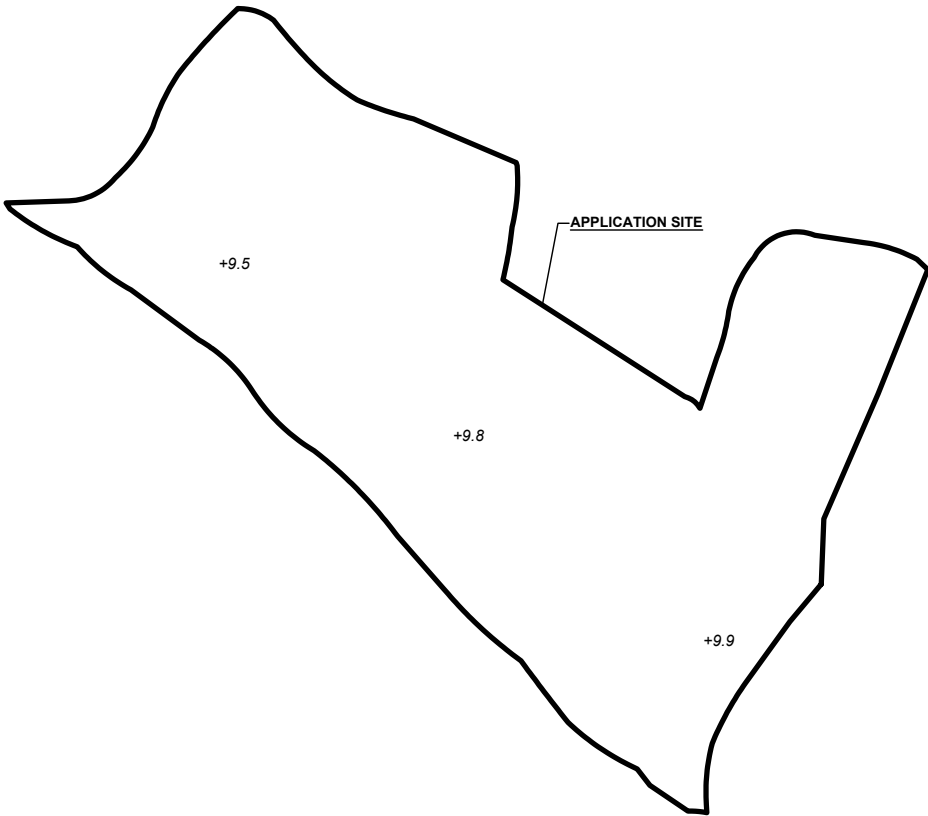
DRAWN BY	DATE
MN	10.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 5,042 m² (ABOUT)
SITE LEVELS BEFORE FILLING OF LAND : +9.5 mPD TO +9.9 mPD (ABOUT)



LEGEND

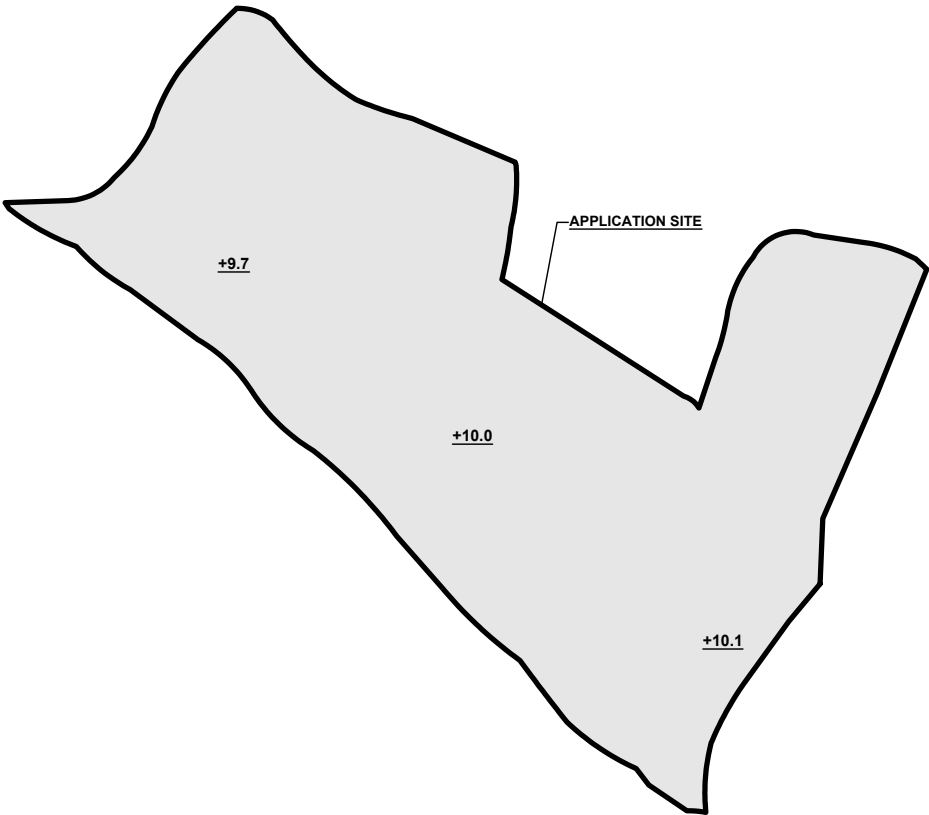
	APPLICATION SITE
+3.4	SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AREA

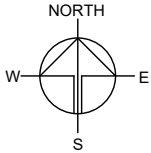
APPLICATION SITE AREA : 5,042 m² (ABOUT)
COVERED BY STRUCTURE : 804 m² (ABOUT)
EXISTING FILLED AREA : 5,042m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +9.7 mPD TO +10.1 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

THE APPLICATION SITE HAS BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

	APPLICATION SITE
	LAND FILLING AREA
+3.4	SITE LEVEL



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SITE LOCATION

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

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 7.4.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE FILLING OF LAND	
DWG NO. PLAN 5	VER. 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
WIDTH OF INGRESS / EGRESS : 5 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

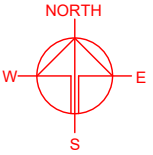
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APPLICATION SITE

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LUL SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



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SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY MN DATE 22.4.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 6 VER. 001