

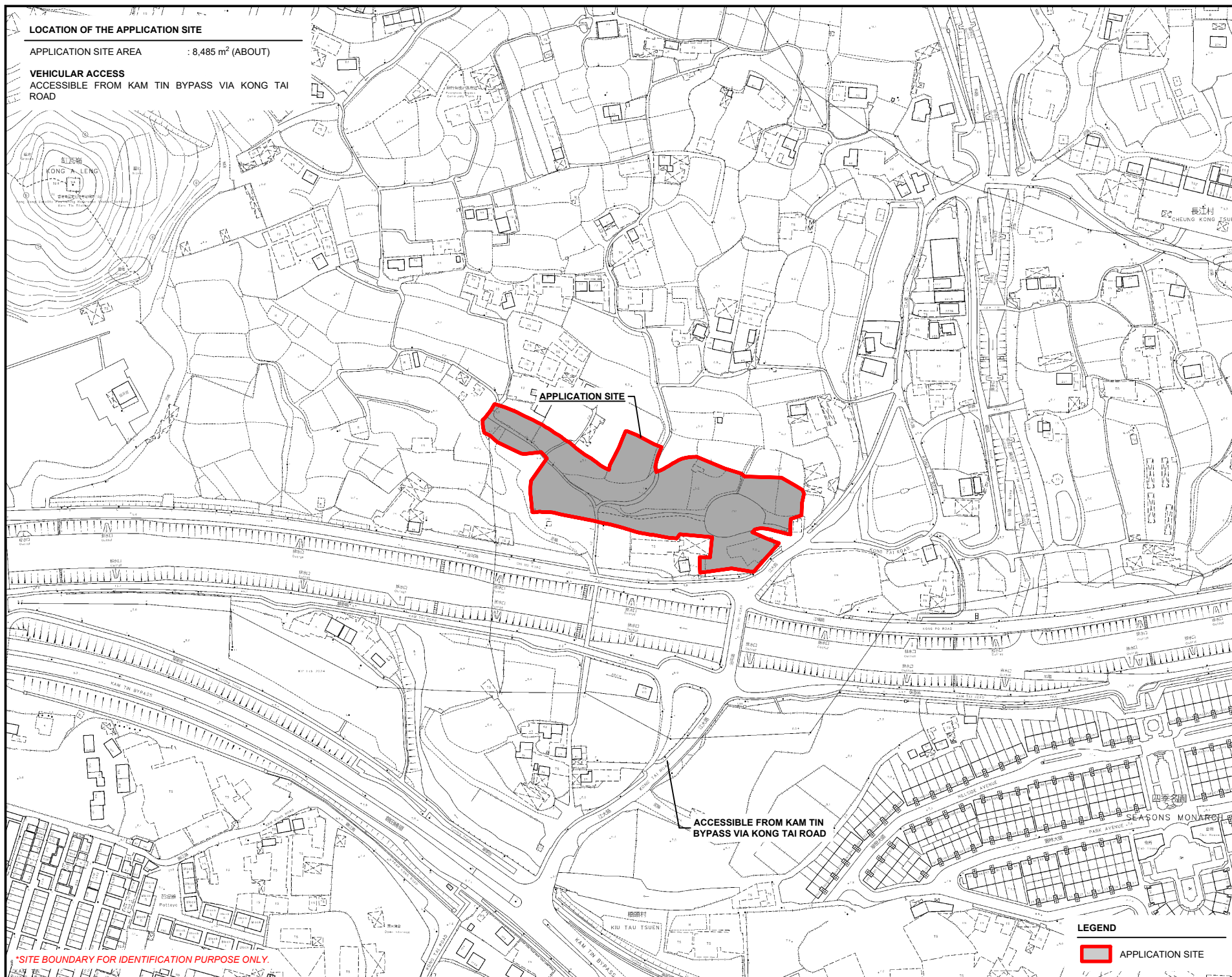
LIST OF PLANS

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 and zoning
Plan 5	Original Premises – KTN NDA phasing and land resumption
Plan 6	Plan showing alternative sites for relocation
Plan 7	Plan showing TPB PG-No. 13G
Plan 8	Aerial photo of the Site
Plan 9	Layout plan
Plan 10	Plan showing the filling of land/pond at the Site
Plan 11	Swept path analysis (within the Site)
Plan 12	Swept path analysis (between Kam Tin Bypass and the Site)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,485 m² (ABOUT)

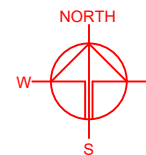
VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN BYPASS VIA KONG TAI ROAD



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND AND POND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY
MN
DATE
15.7.2025

REVISED BY
DATE

APPROVED BY
DATE

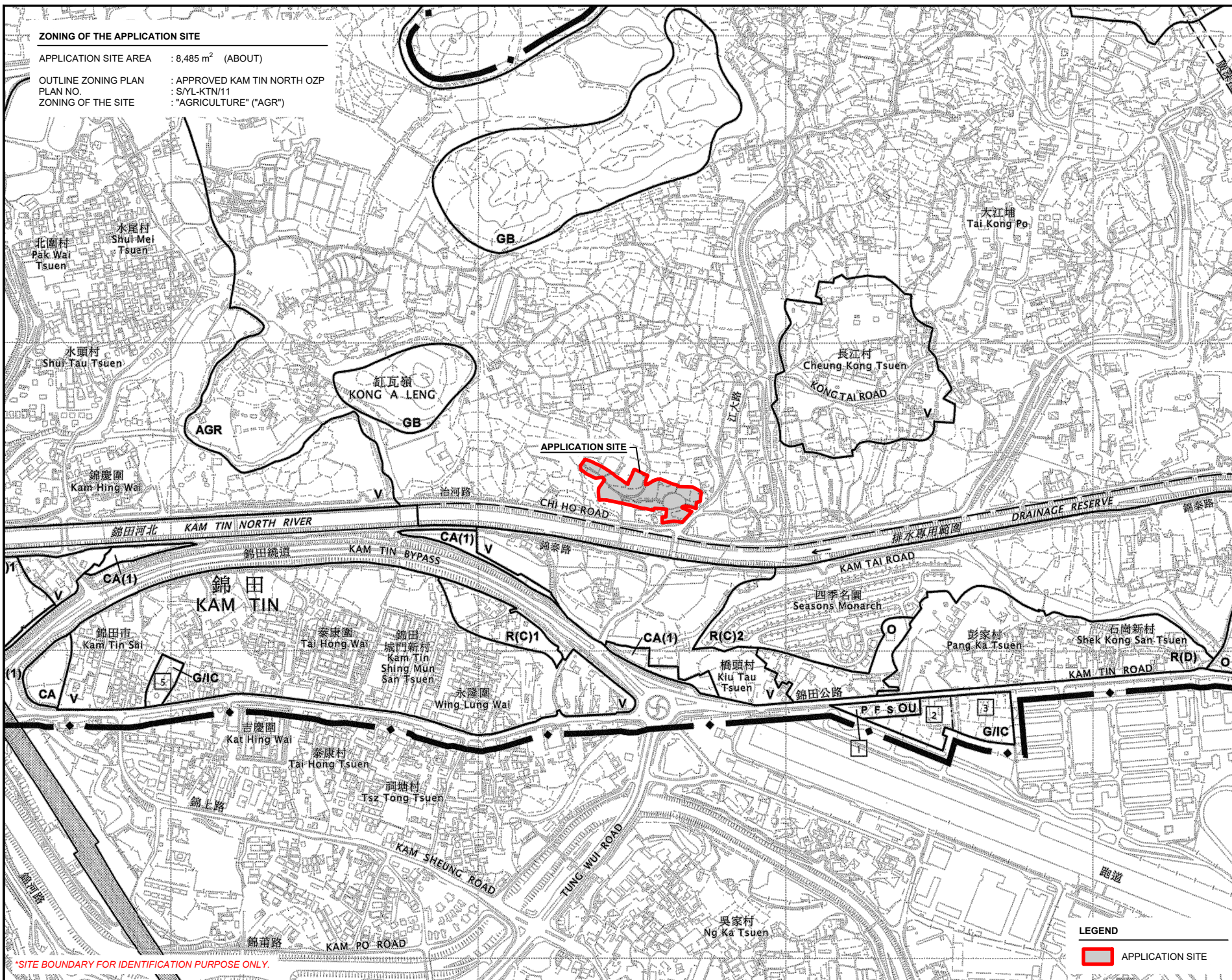
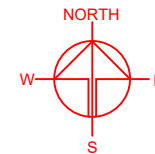
DWG. TITLE

LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,485 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 PLAN NO. : SYL-KTN/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 8000 @ A4

DRAWN BY
 MN 15.7.2025

REVISED BY
 DATE

APPROVED BY
 DATE

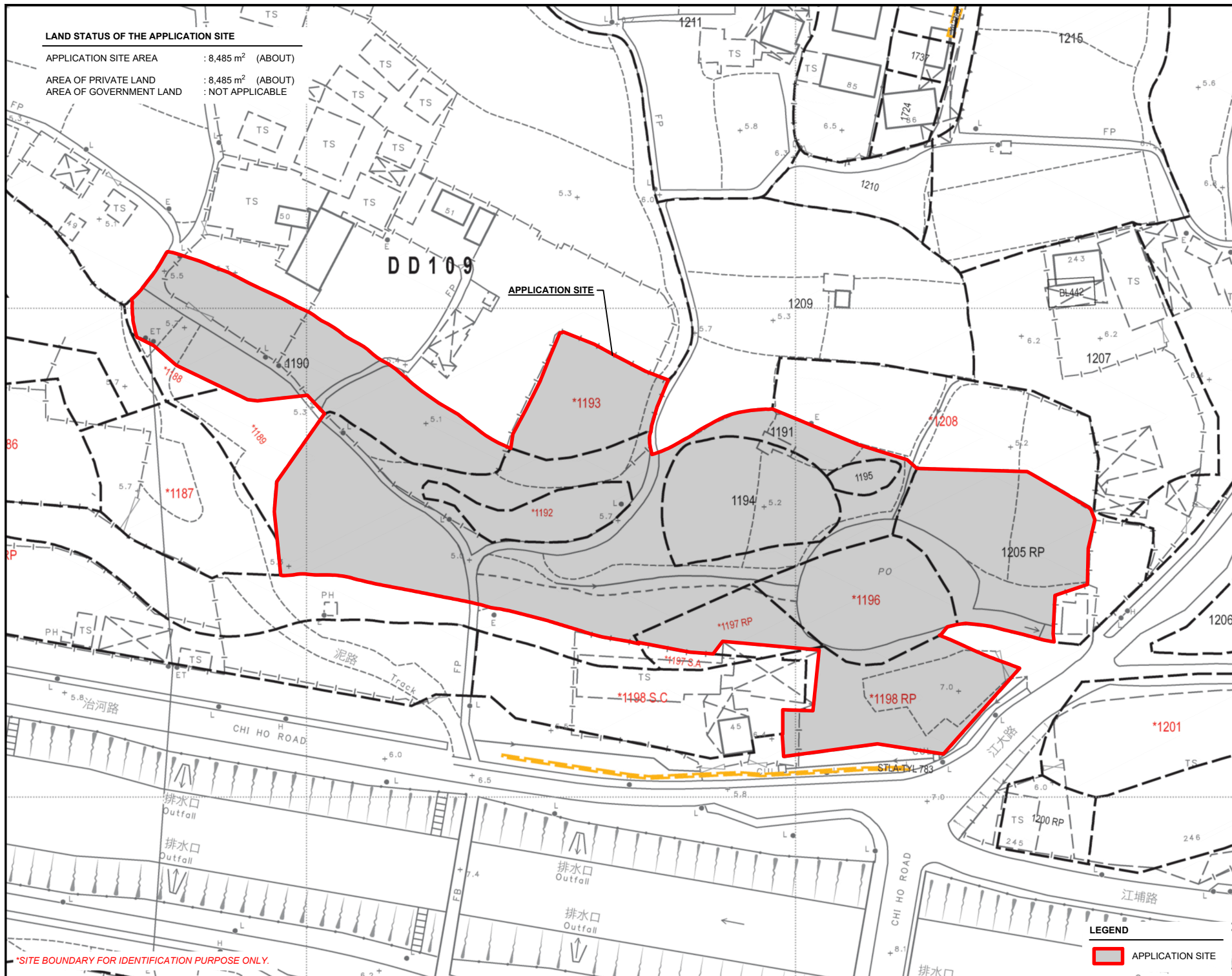
DWG. TITLE
 ZONING PLAN

DWG. NO.
 PLAN 2

VER.
 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,485 m² (ABOUT)
 AREA OF PRIVATE LAND : 8,485 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

15.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

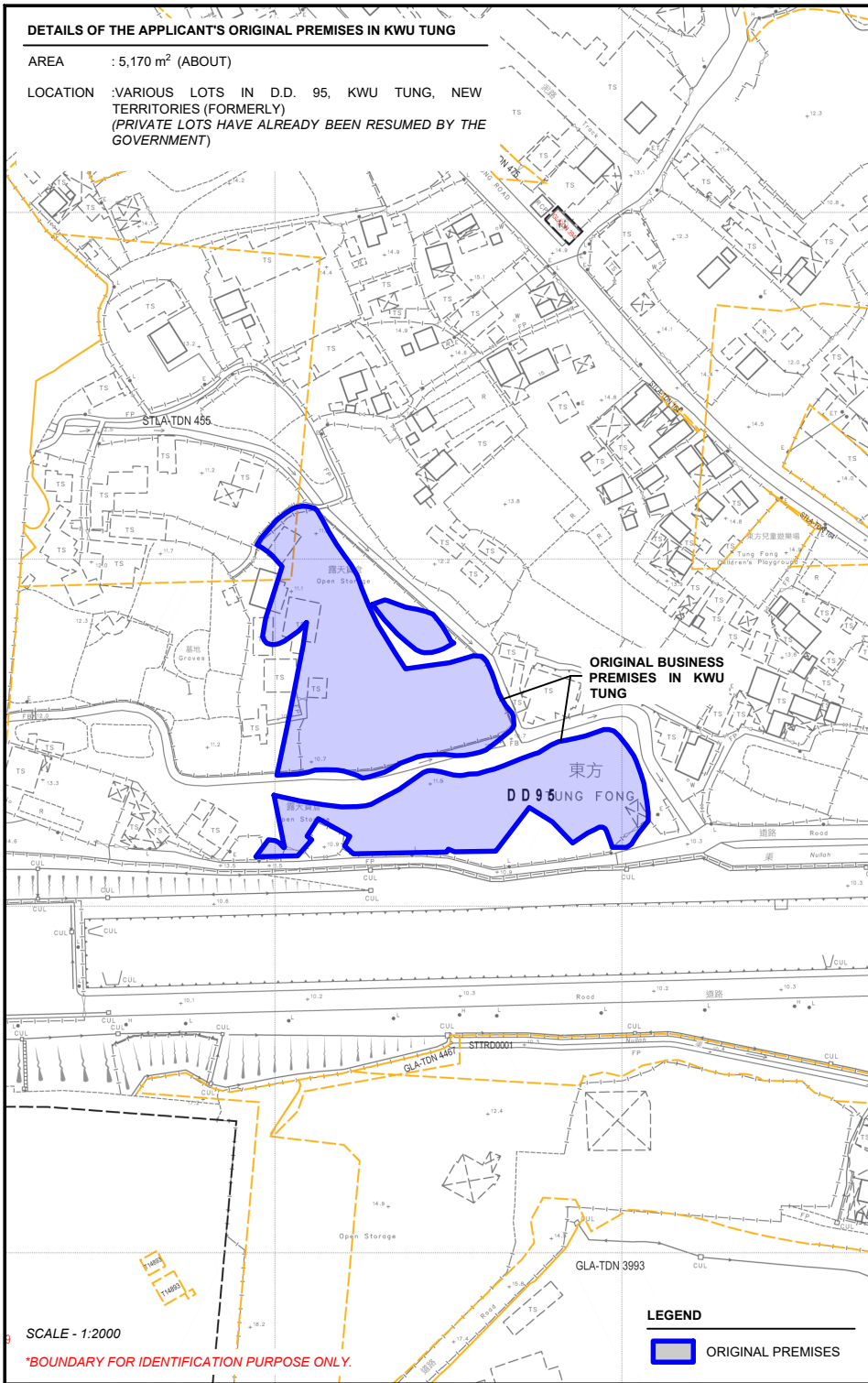
VER.

001

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

AREA : 5,170 m² (ABOUT)

LOCATION : VARIOUS LOTS IN D.D. 95, KWU TUNG, NEW TERRITORIES (FORMERLY)
(PRIVATE LOTS HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)



SCALE - 1:2000

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

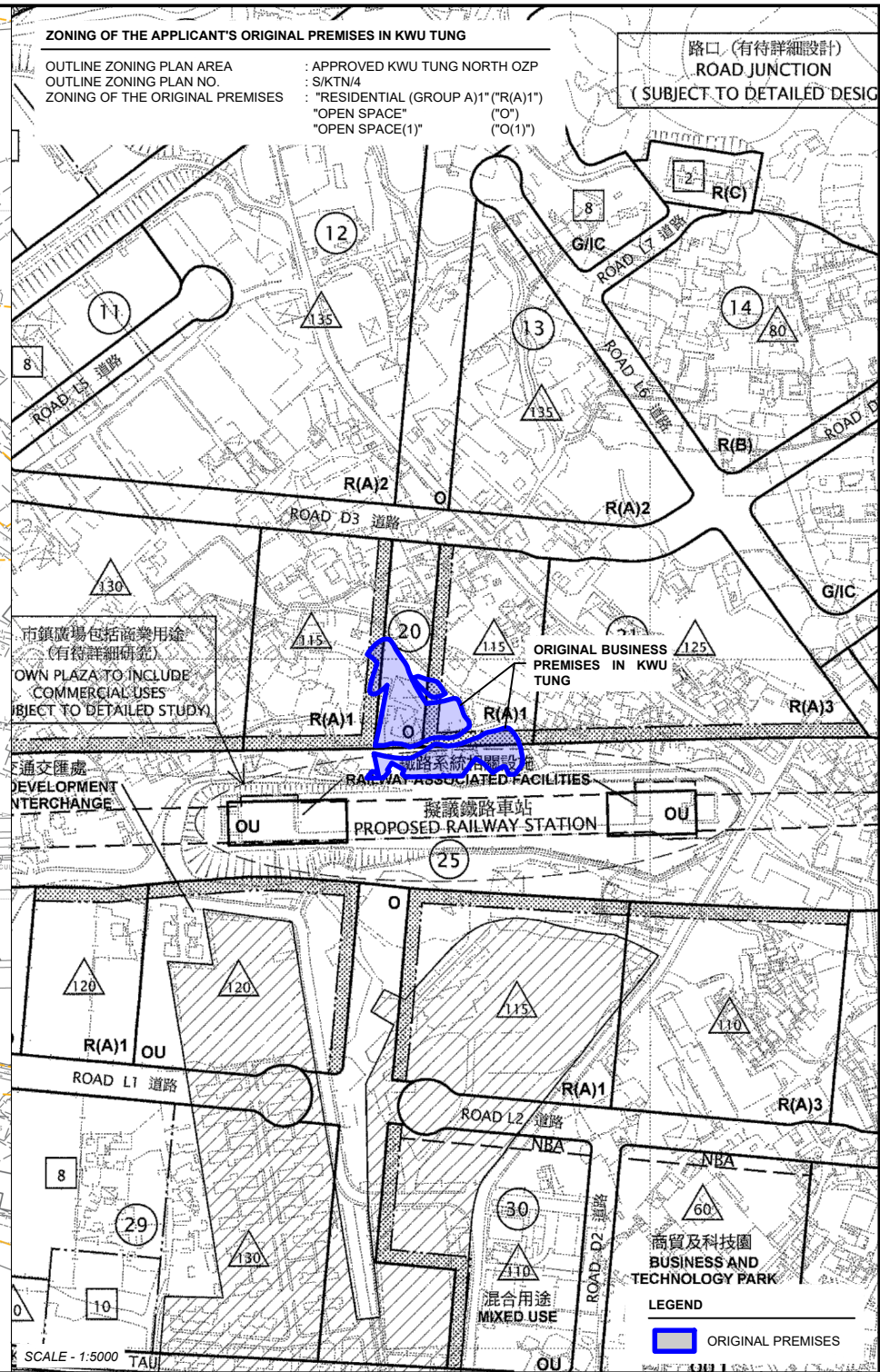
ORIGINAL PREMISES

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

OUTLINE ZONING PLAN AREA
OUTLINE ZONING PLAN NO.
ZONING OF THE ORIGINAL PREMISES

APPROVED KWU TUNG NORTH OZP
S/KTN/4
: "RESIDENTIAL (GROUP A)1" ("R(A)1")
"OPEN SPACE" ("O")
"OPEN SPACE(1)" ("O(1)")

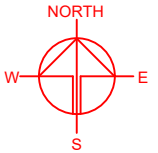
路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)



SCALE - 1:5000

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 2000 / 5000 @ A4

DRAWN BY

MN

DATE

27.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

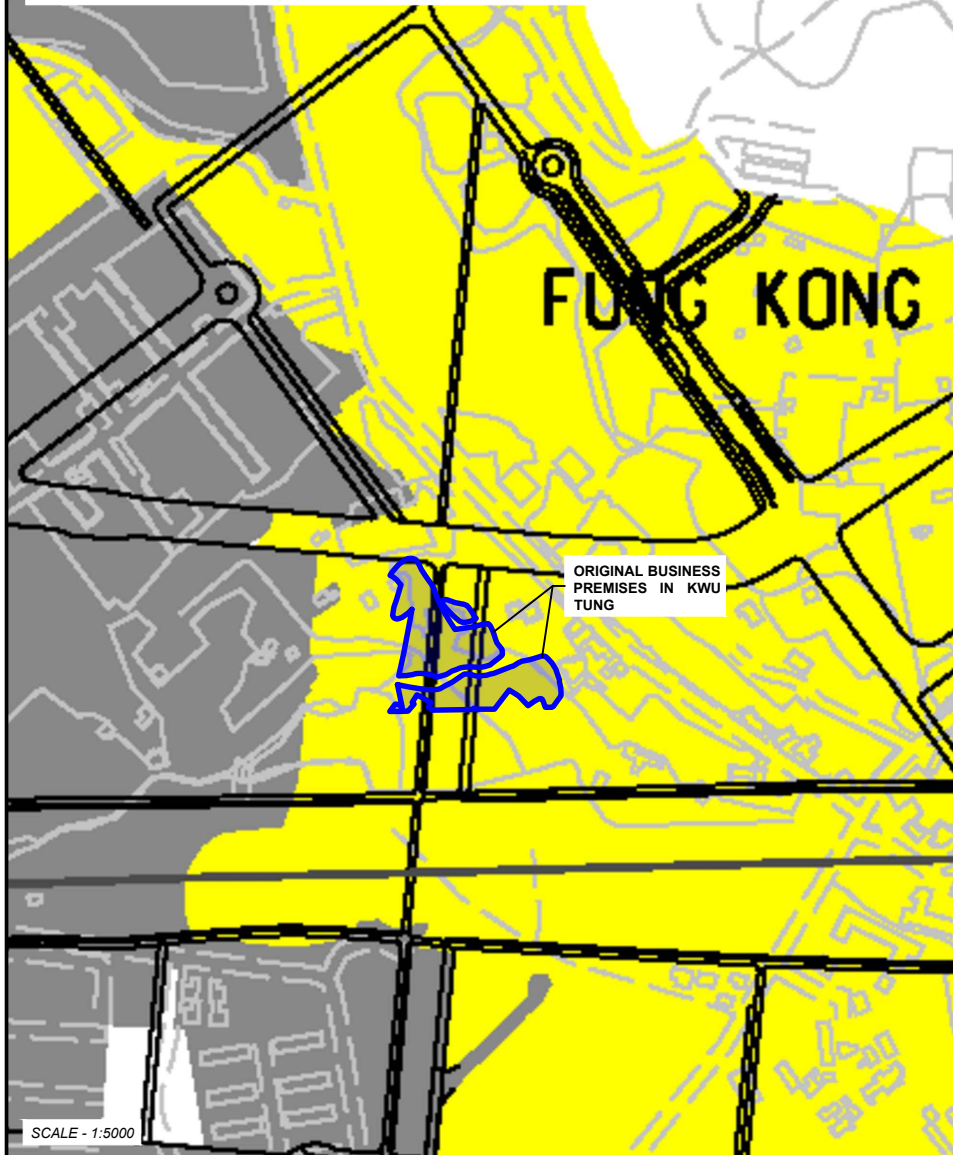
PLAN 4

VER.

001

PHASING OF DEVELOPMENT OF KWU TUNG NORTH NDA

PHASING OF DEVELOPMENT : REMAINING PHASE
SOURCE OF PLAN : CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



ORIGINAL BUSINESS
PREMISES IN KWU
TUNG

SCALE - 1:5000

- PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- PWP ITEM NOS. 747CL & 759CL - ADVANCE WORKS AND FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (FIRST PHASE WORKS)

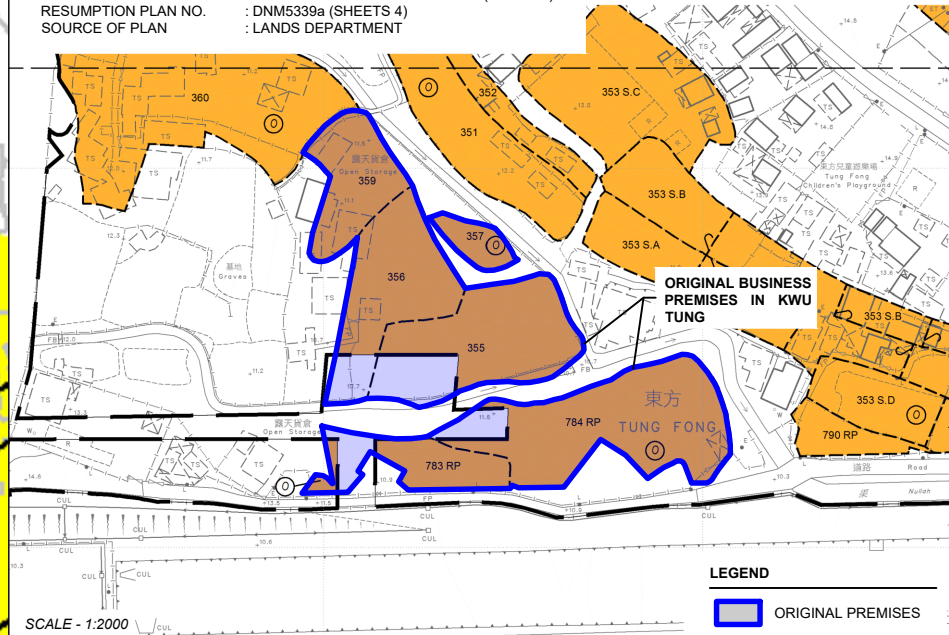
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
 ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NDA

GOVERNMENT NOTICE : G.N. 205

ORDINANCE : LAND RESUMPTION ORDINANCE (CAP. 124)
RESUMPTION PLAN NO. : DNM5339a (SHEETS 4)
SOURCE OF PLAN : LANDS DEPARTMENT



ORIGINAL BUSINESS
PREMISES IN KWU
TUNG

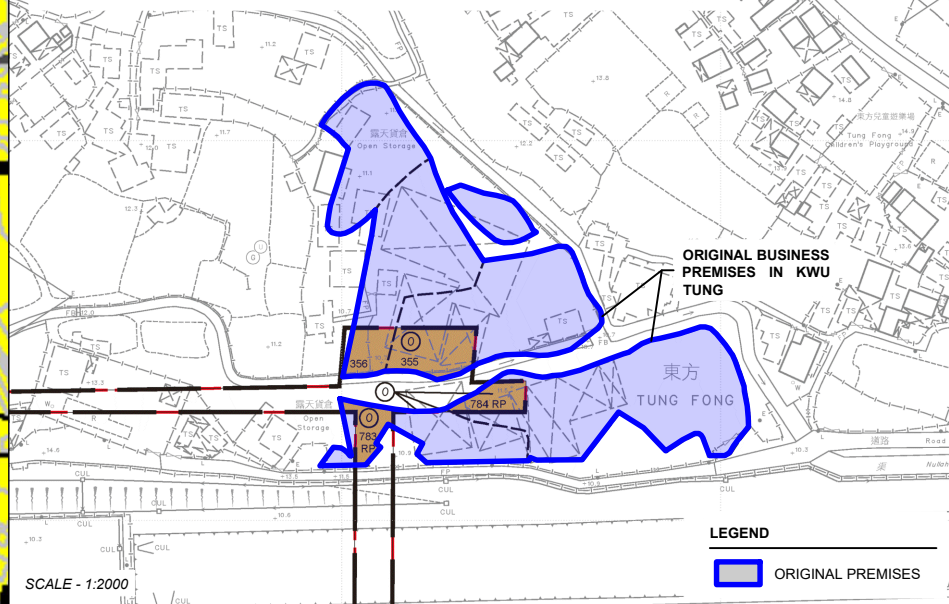
LEGEND
 ORIGINAL PREMISES

SCALE - 1:2000

RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NDA

GOVERNMENT NOTICE : G.N. 161

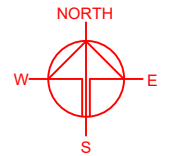
ORDINANCE : ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)
RESUMPTION PLAN NO. : DNM5328 (SHEET 1)
SOURCE OF PLAN : LANDS DEPARTMENT



ORIGINAL BUSINESS
PREMISES IN KWU
TUNG

LEGEND
 ORIGINAL PREMISES

SCALE - 1:2000



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 / 2000 @ A4

DRAWN BY

MN

DATE

27.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (KTN NDA PHASING)

DWG. NO.

PLAN 5

VER.

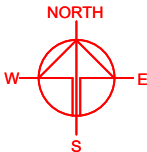
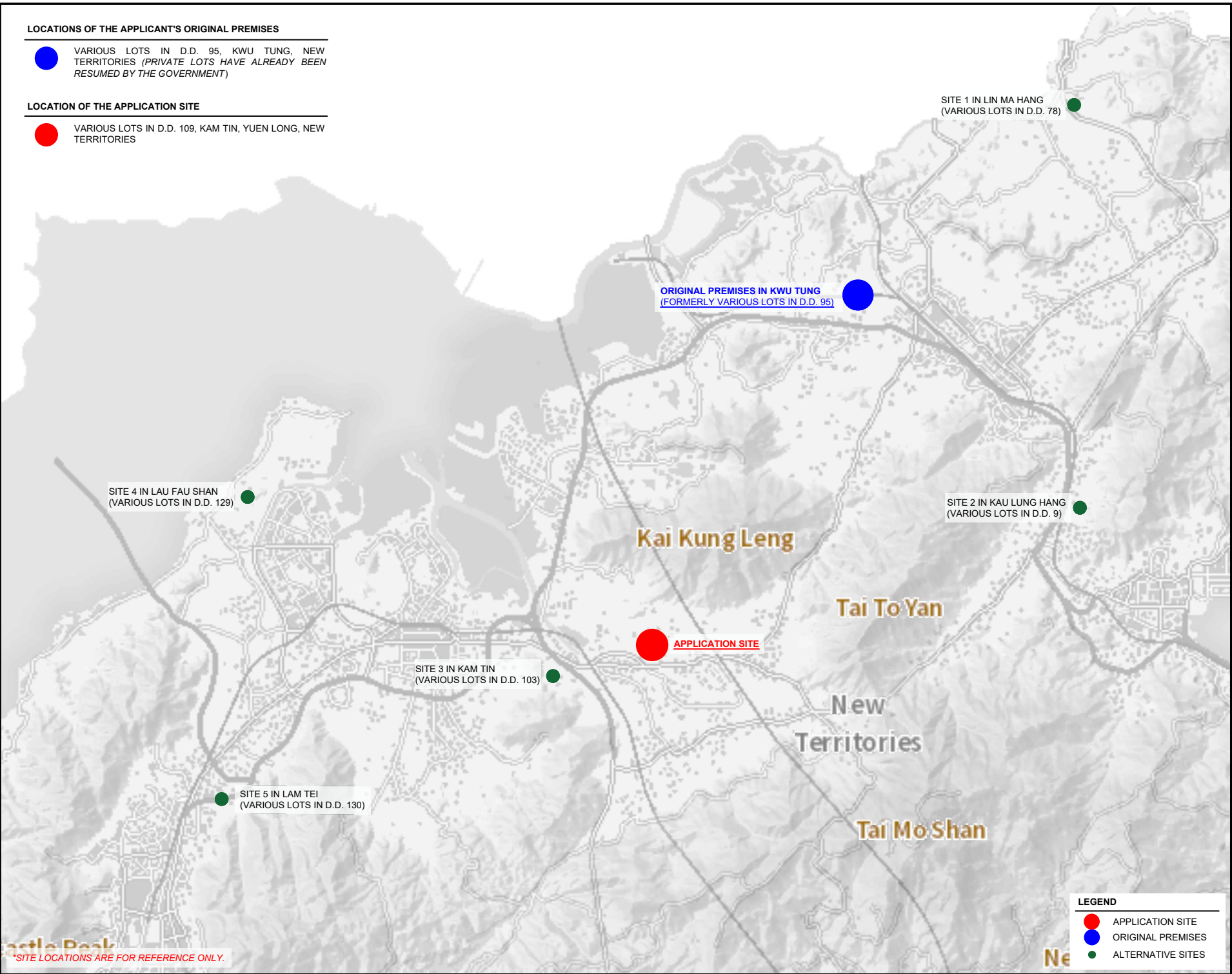
001

LOCATIONS OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 95, KWU TUNG, NEW TERRITORIES (PRIVATE LOTS HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY @ A4

DRAWN BY	DATE
MN	4.6.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
ALTERNATIVE SITES

DWG NO.	VER.
PLAN 6	001

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

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

APPLICATION SITE AREA : 8,485 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA

Evergreen Organic
Community Farm

g Satellite Positioning
ce Station Network
m Tin Station

CHEUNG
KONG TSUEN

KONG TAI ROAD

APPLICATION SITE

HO ROAD

YPASS

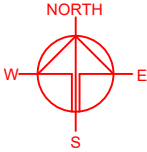
HILLSIDE AVENUE
PARK AVENUE

SEASONS MONARCH

TPB Guidelines No. 13G

- Category 1 Areas
- Category 2 Areas
- Category 3 Areas
- Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

15.7.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

TPB PG-NO. 13G

DWG. NO.

PLAN 7

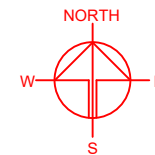
VER.

001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,485 m² (ABOUT)

SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD
STATUTORY PLANNING PORTAL 3



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND AND POND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	15.7.2025

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
AERIAL PHOTO

DWG. NO.	VER.
PLAN 8	001

LEGEND

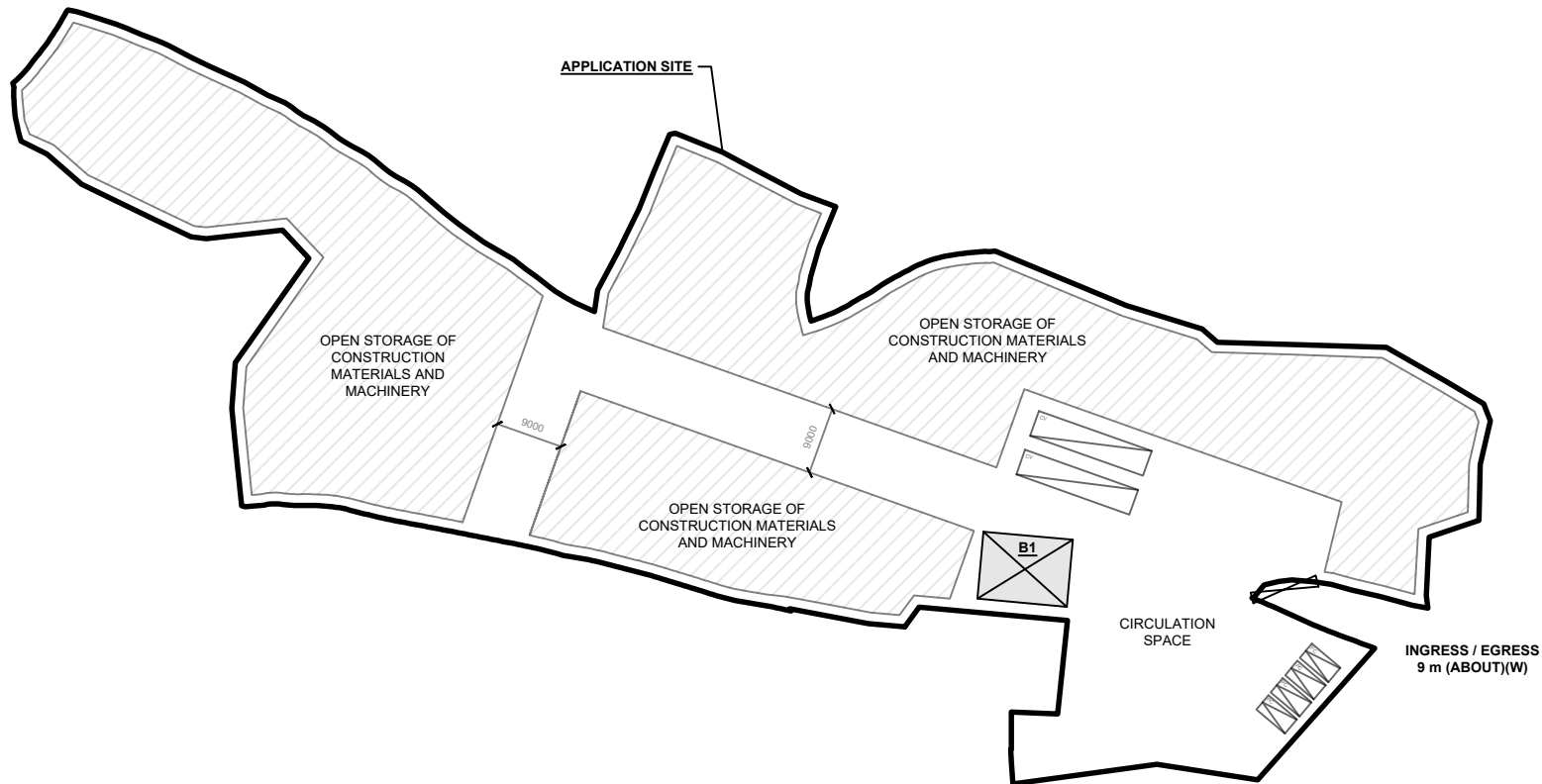
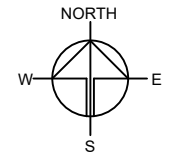
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 8,485 m ²	(ABOUT)
COVERED AREA	: 108 m ²	(ABOUT)
UNCOVERED AREA	: 8,377 m ²	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 108 m ²	(ABOUT)
TOTAL GFA	: 108 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 5,140 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		108 m ² (ABOUT)	108 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	15.7.2025
REVISED BY	DATE
APPROVED BY	DATE

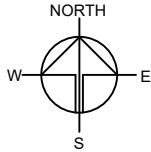
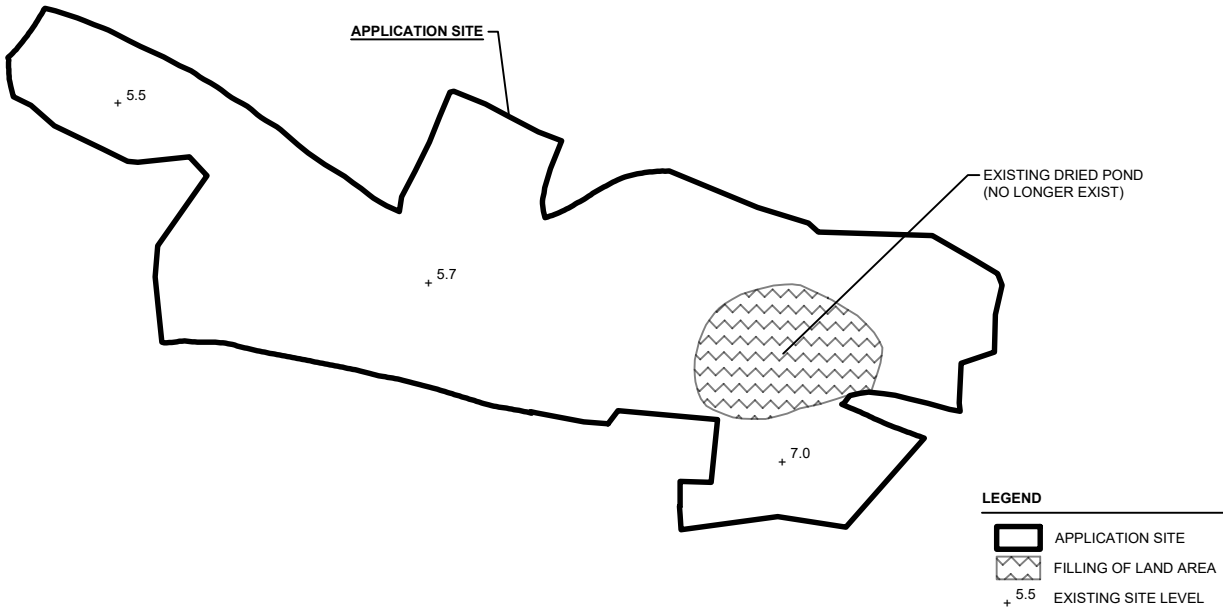
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

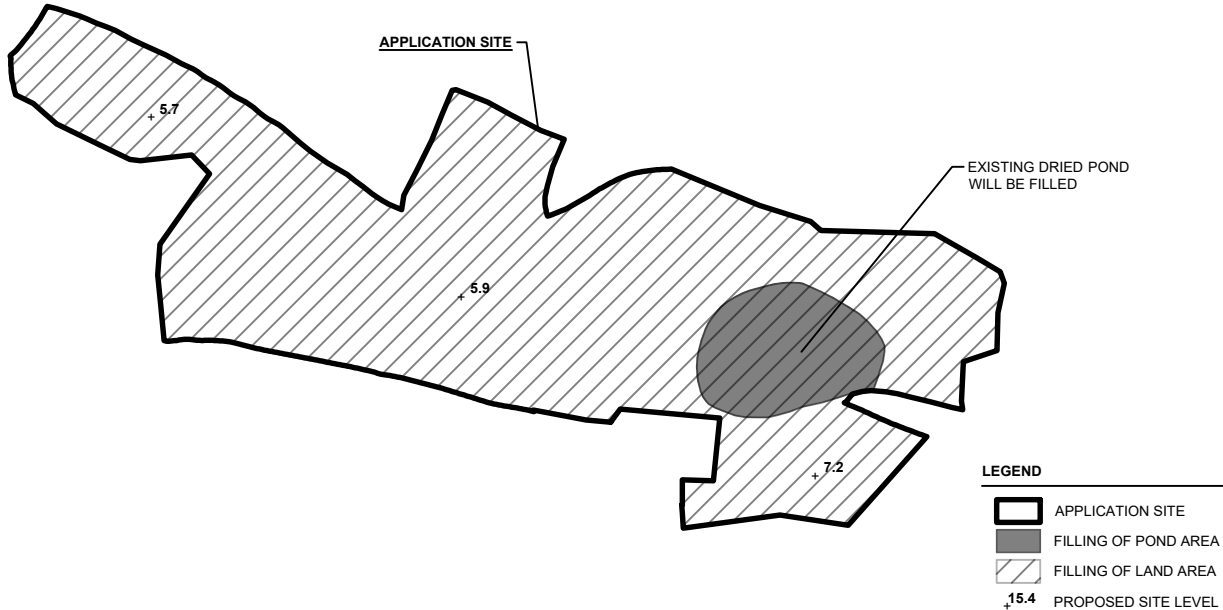
APPLICATION SITE AREA	: 8,485 m ²	(ABOUT)
EXISTING SITE LEVELS	: +5.5 mPD - +7.0 mPD	(ABOUT)
EXISTING POND AREA	: 754 m ²	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)



PROPOSED FILLING OF LAND AND POND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 8,485 m ²	(ABOUT)
<u>PROPOSED FILLING OF LAND</u>		
AREA OF FILLING	: 8,485 m ²	(ABOUT)
PROPOSED DEPTH OF FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +5.7 mPD - +7.2 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE, PARKING SPACES AND CIRCULATION AREA	
<u>PROPOSED FILLING OF POND</u>		
AREA OF FILLING	: 754 m ²	(ABOUT)
DEPTH OF FILLING	: 0.5 m	(ABOUT)
MATERIAL OF FILLING	: SOIL	

ONCE THE EXISTING POND IS FILLED WITH SOIL, 0.2 m OF CONCRETE WILL BE LAID ON TOP OF THE SOILED GROUND TO FACILITATE A HARD-PAVED SURFACE FOR CIRCULATION AND OPEN STORAGE PURPOSES.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 15.7.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

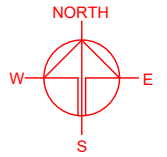
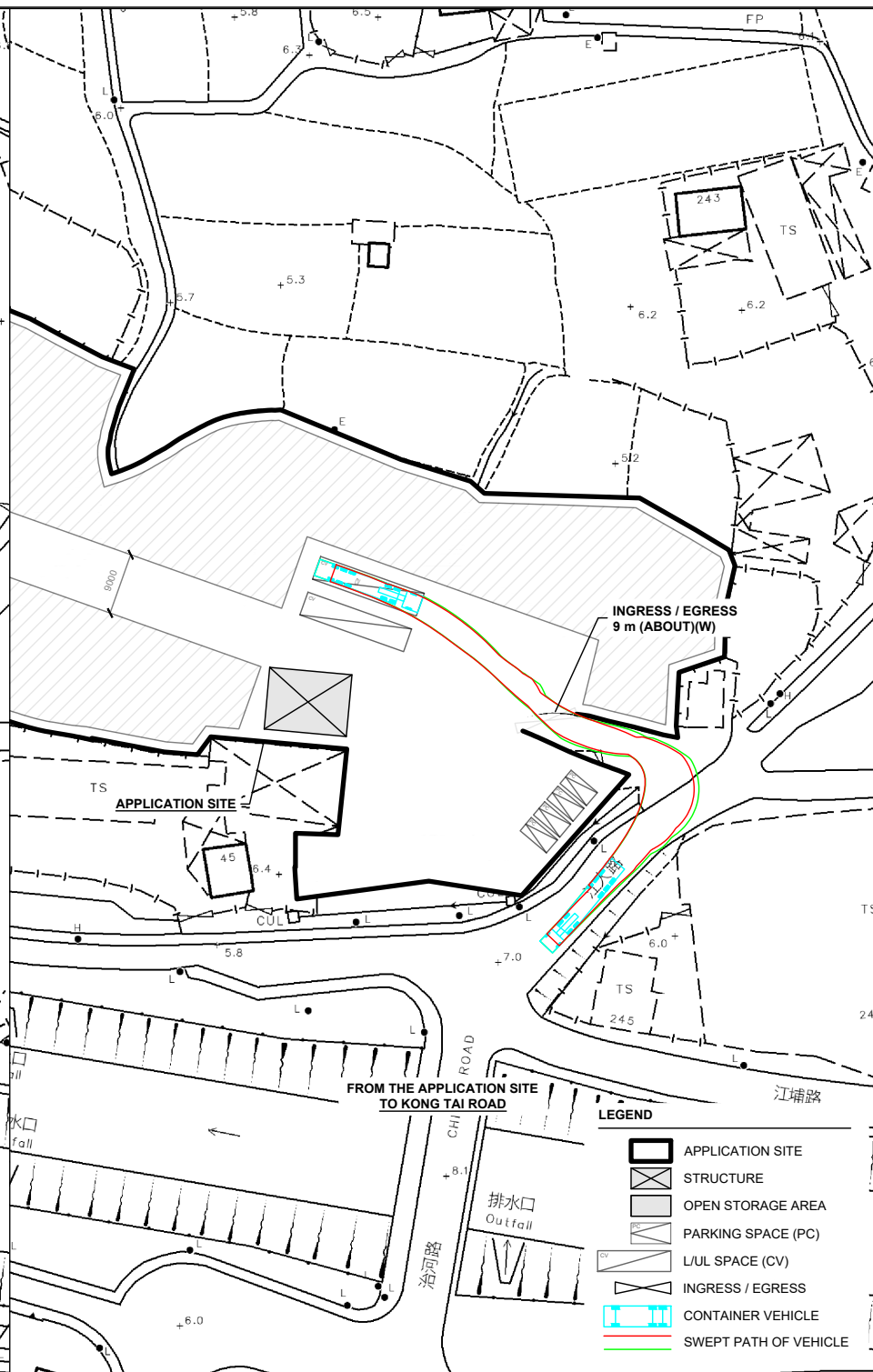
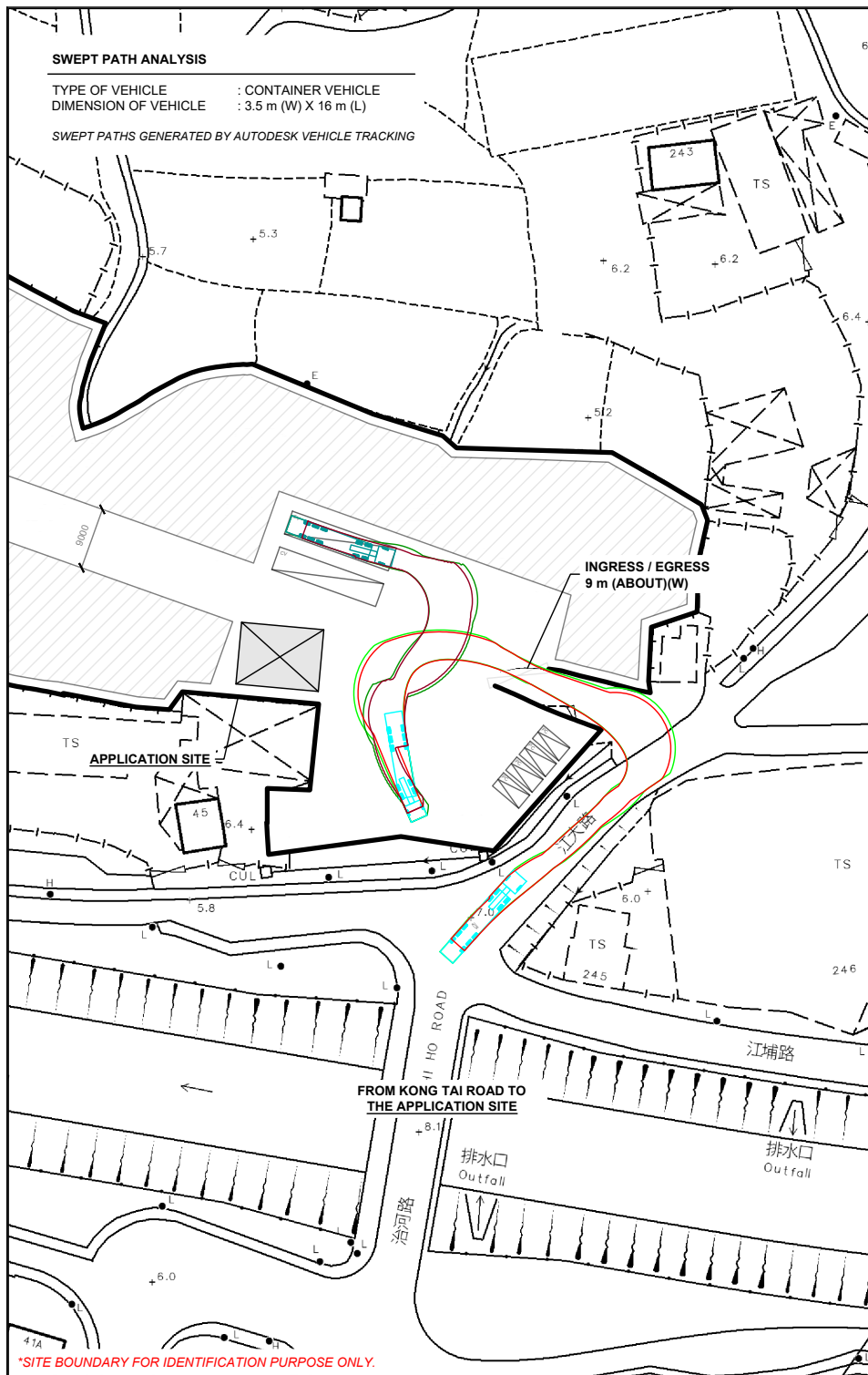
FILLING OF LAND

DWG NO. PLAN 10 VER. 001

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

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND AND POND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
MN	15.7.2025

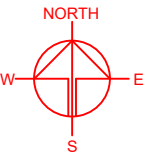
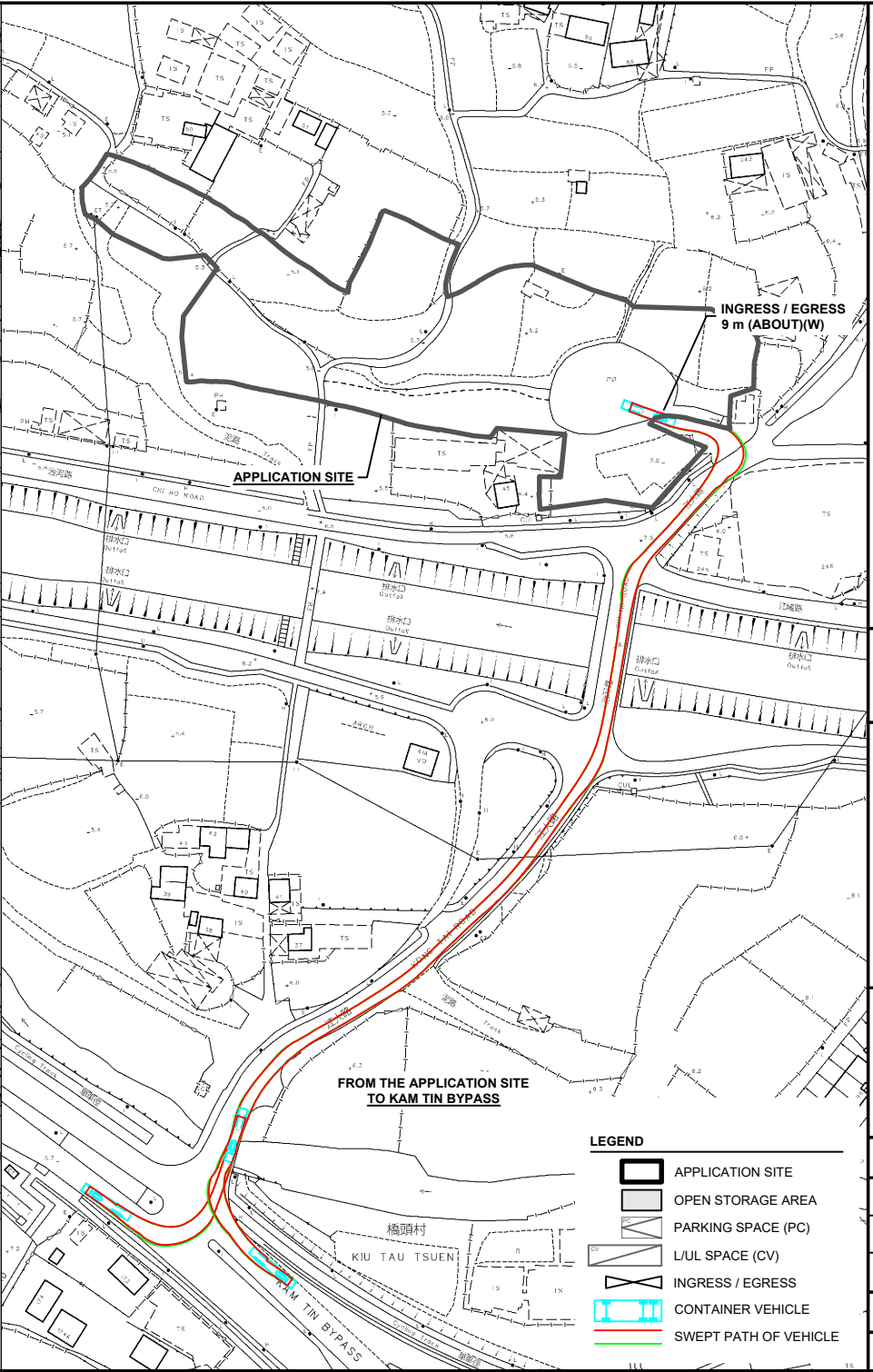
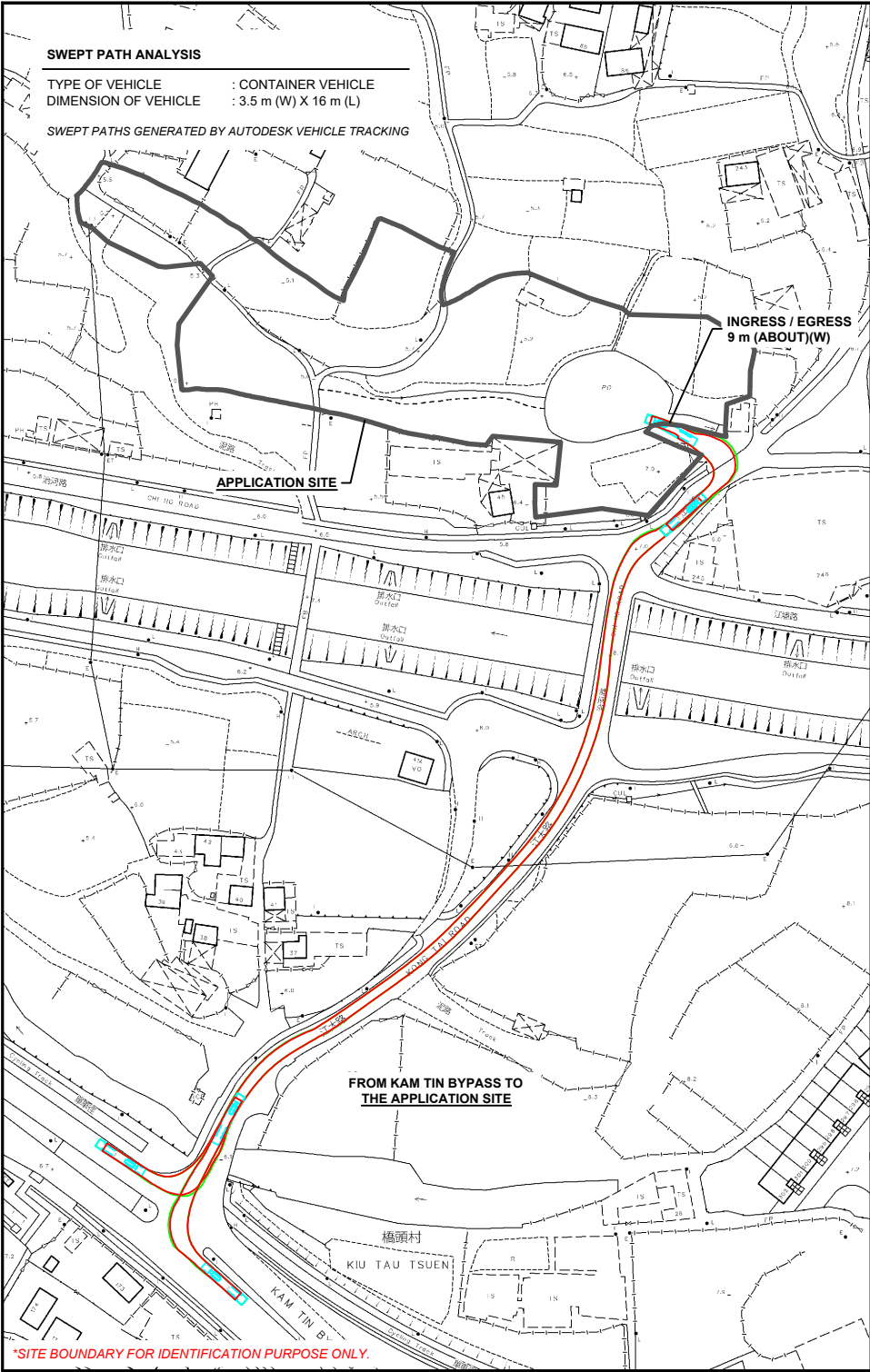
REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS (CV)

DWG NO.	VER.
PLAN 11	001

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**



PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

SCALE 1 : 2000 @ A4	
DRAWN BY MN	DATE 15.7.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG NO. PLAN 12	VER. 001