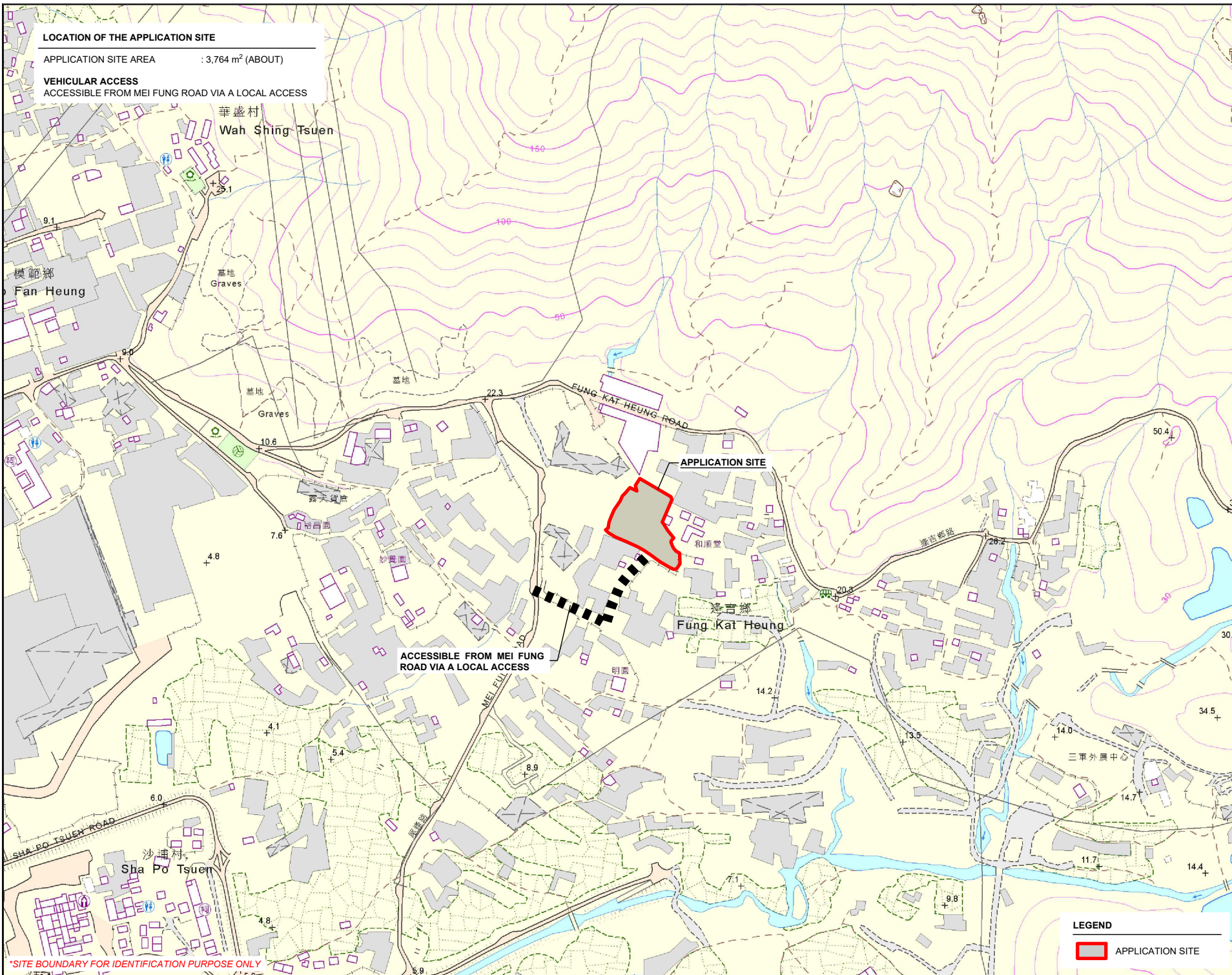


PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND CONTAINERS AND ASSOCIATED FILLING OF LAND 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 : 5000 @ A4

DRAWN BY

MN

DATE

17.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

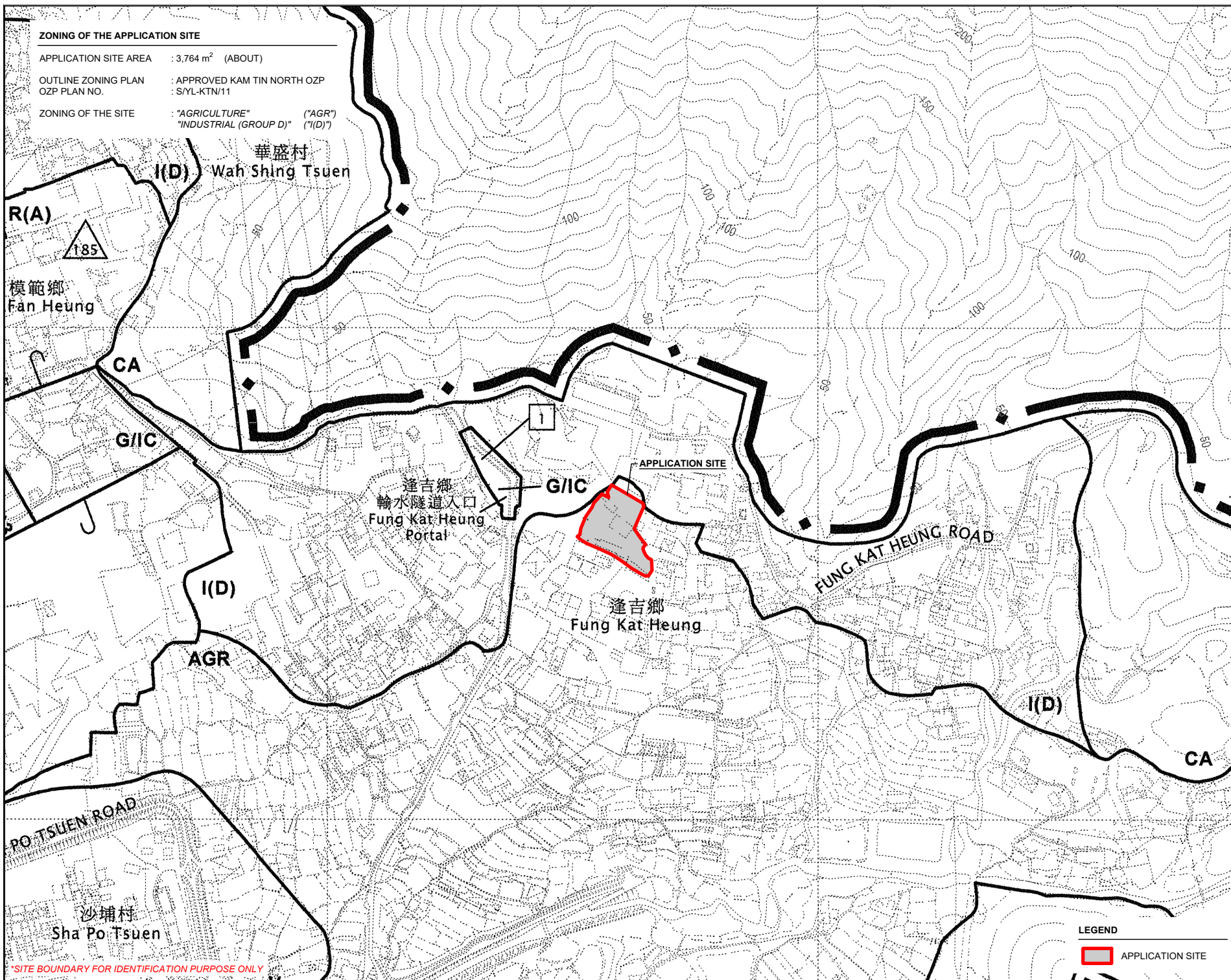
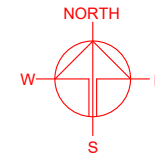
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,764 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")
"INDUSTRIAL (GROUP D)" ("I(D)")



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND CONTAINERS AND ASSOCIATED FILLING OF LAND 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 : 5000 @ A4

DRAWN BY : MN
DATE : 17.9.2025

REVISED BY :
DATE :

APPROVED BY :
DATE :

DWG. TITLE :
ZONING OF THE SITE

DWG NO. :
PLAN 2
VER. :
001

LEGEND



* SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PROPOSED TEMPORARY
WAREHOUSE AND OPEN
STORAGE OF CONSTRUCTION
MATERIALS, MACHINERY AND
CONTAINERS AND ASSOCIATED
FILLING OF LAND 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 : 750 @ A4

DRAWN BY	DATE
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REVISION	DATE
REVISED BY	DATE

APPROVED BY	DATE
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DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER
PLAN 3	00

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,764 m² (ABOUT)

AREA OF PRIVATE LAND : 3,651 m² (ABOUT)

AREA OF PRIVATE LAND	: 3,031 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 113 m ²	(ABOUT)

LEGEND

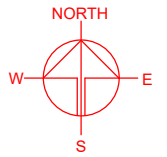
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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 : 3,764 m² (ABOUT)

CATEGORY OF SITE : CATEGORIES 1 & 2 AREA



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND CONTAINERS AND ASSOCIATED FILLING OF LAND 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 : 1000 @ A4

DRAWN BY

MN

DATE

17.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001

TPB Guidelines No. 13G

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

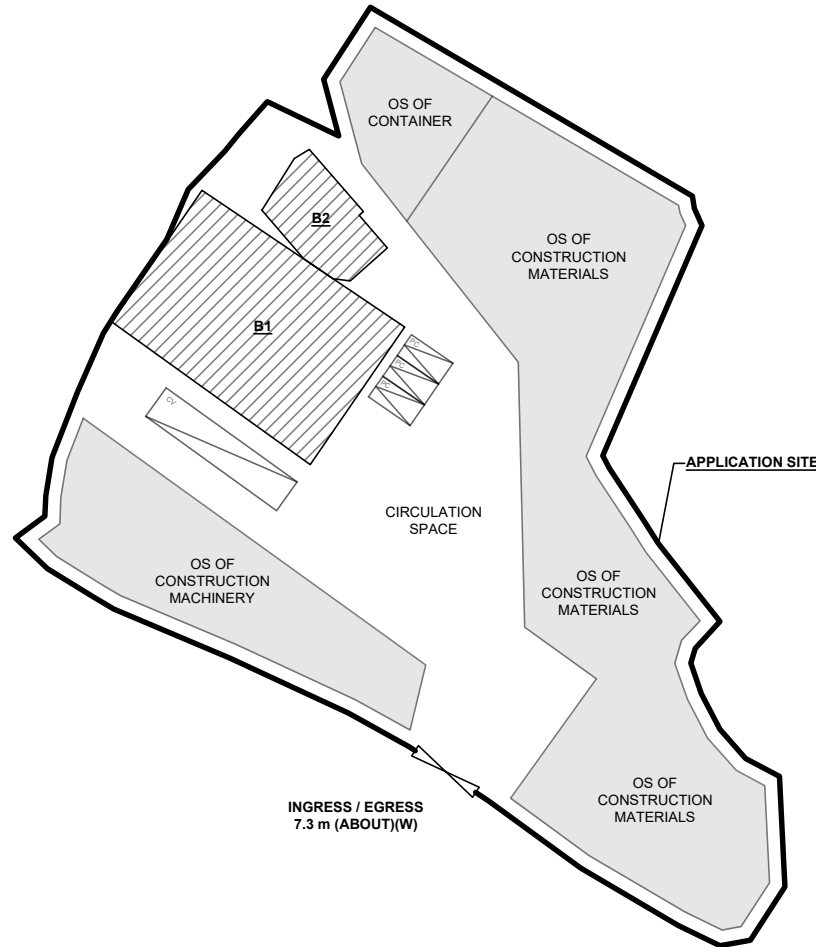
 APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,764 m	(ABOUT)
COVERED AREA	: 477 m ²	(ABOUT)
UNCOVERED AREA	: 3,287 m ²	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 13 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 477 m ²	(ABOUT)
TOTAL GFA	: 477 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 1,743 m	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1*	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	392 m ² (ABOUT)	392 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2*	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	85 m ² (ABOUT)	85 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		477 m ² (ABOUT)	477 m ² (ABOUT)	

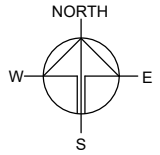
*BOTH STRUCTURES B1 AND B2 ARE 4-SIDE OPENED SHED STRUCTURE.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL 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)

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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 : 750 @ A4

DRAWN BY: MN
DATE: 17.9.2025

REVISED BY:
DATE:

APPROVED BY:
DATE:

DWG. TITLE

LAYOUT PLAN

DWG NO.: PLAN 5
VER.: 001

LEGEND

	APPLICATION SITE
	STRUCTURE (4-SIDE OPENED)
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 3,764 m² (ABOUT)
 SITE LEVELS BEFORE FILLING OF LAND : +19.5 mPD (ABOUT)



LEGEND

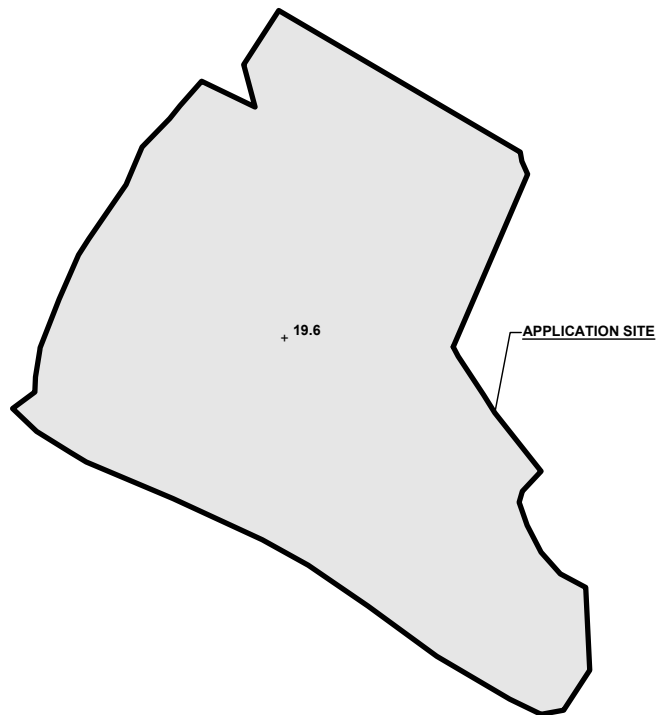
 APPLICATION SITE
 SITE LEVEL BEFORE FILLING
 +16.8

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA

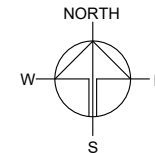
APPLICATION SITE AREA : 3,764 m² (ABOUT)
 COVERED BY STRUCTURE : 477 m² (ABOUT)
 PROPOSED FILLED AREA : 3,764 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +19.6 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : OPEN STORAGE AREA,
 SITE FORMATION OF STRUCTURE,
 AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 SITE LEVEL BEFORE FILLING
 +16.8



PLANNING CONSULTANT



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PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND CONTAINERS AND ASSOCIATED FILLING OF LAND 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 : 1000 @ A4

DRAWN BY	DATE
MN	17.9.2025
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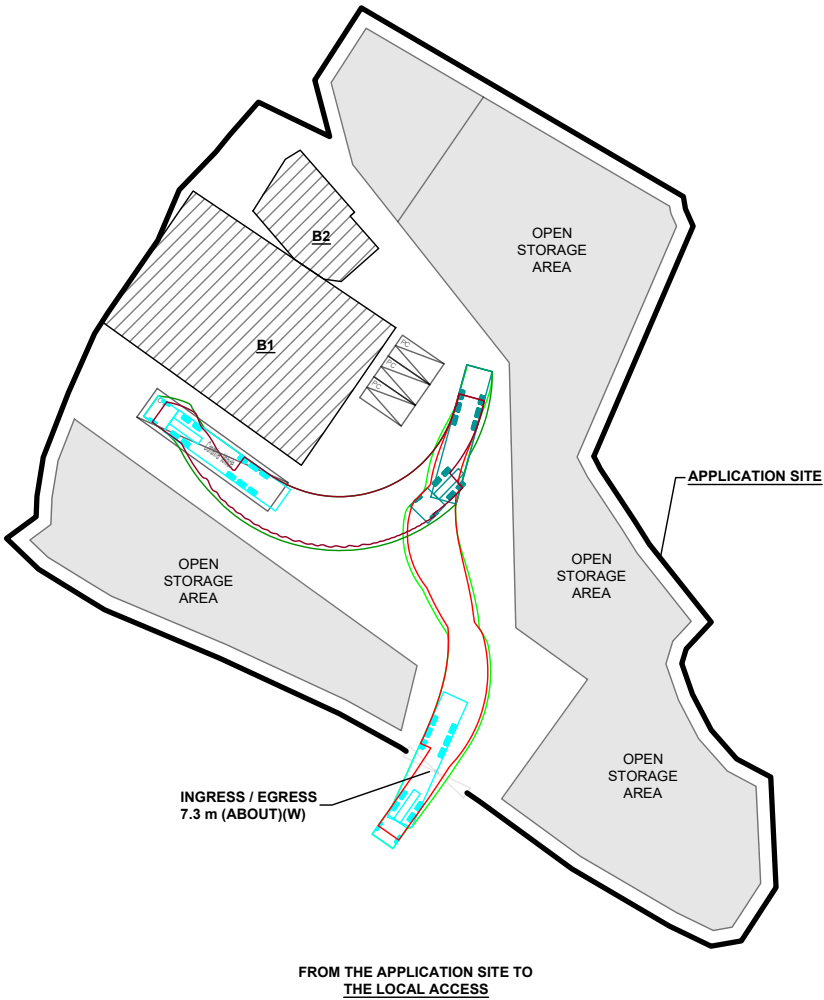
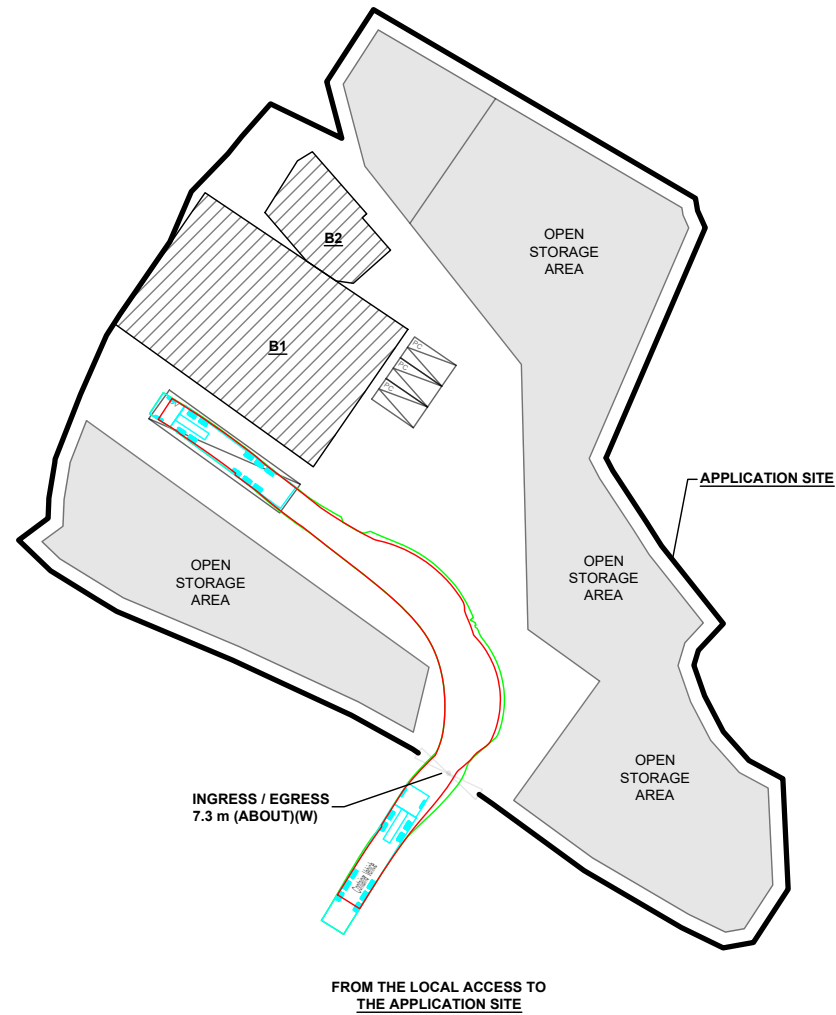
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 6	VER. 001
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SWEPT PATH ANALYSIS

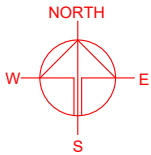
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE (4-SIDE OPENED)
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS



PLANNING CONSULTANT



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SITE LOCATION

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SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

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CHECKED BY

DATE

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DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001

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