

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,565 m² (ABOUT)

VEHICULAR ACCESS

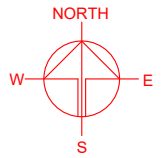
ACCESSIBLE FROM KONG PO ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM KONG PO
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR
PERMITTED AGRICULTURAL
USE AND ASSOCIATED FILLING
OF LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

22.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

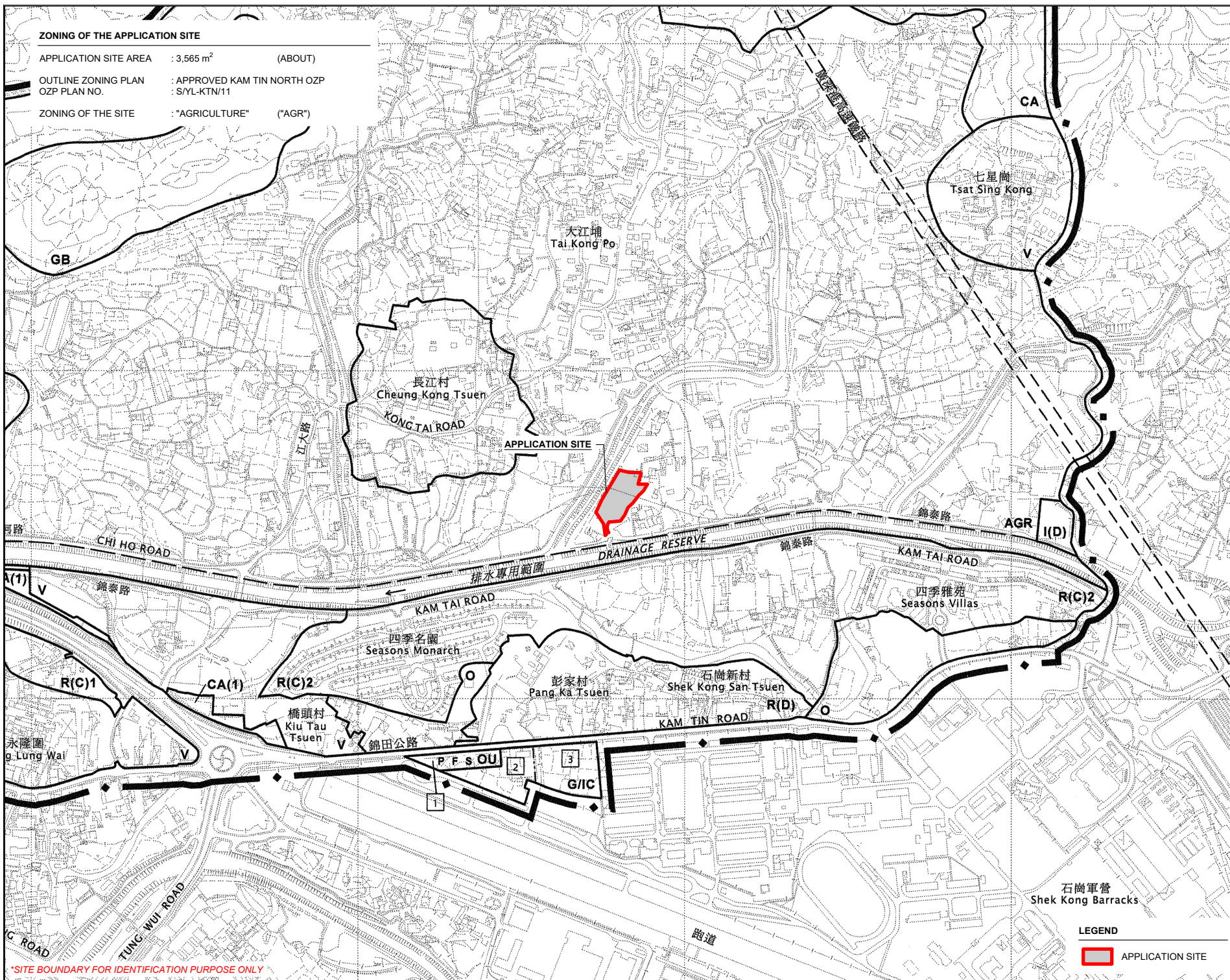
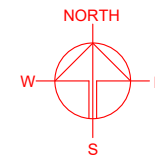
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3.565 m² (ABOUT)

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

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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TERRITORIES

SCALE

1 : 7500 @ A4

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DWG. TITLE

ZONING OF THE SITE

DWG NO.

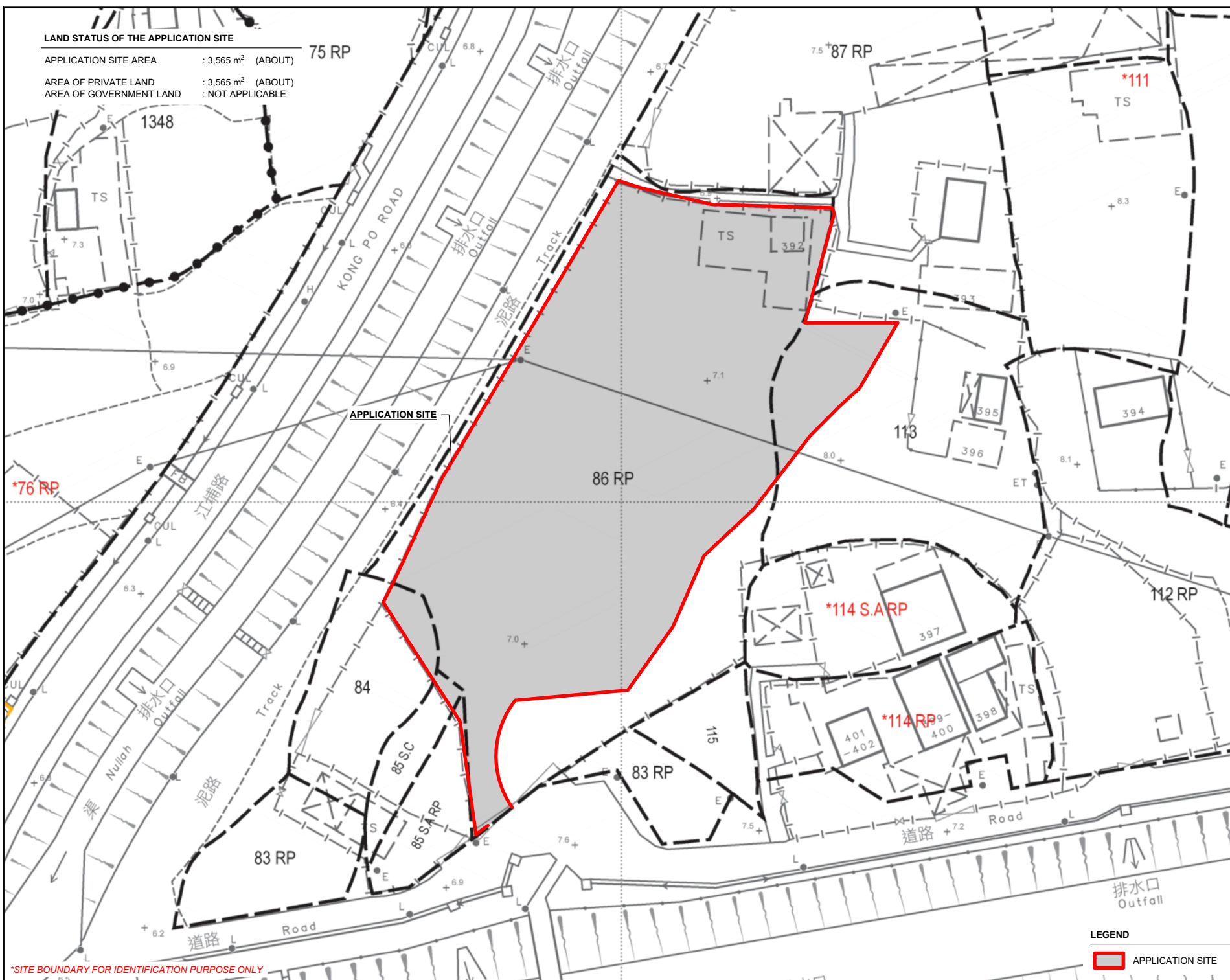
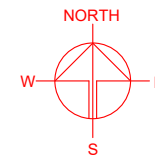
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,565 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,565 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
 TIN, YUEN LONG, NEW
 TERRITORIES

SCALE

1:750 @ A4

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LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,565 m ²	(ABOUT)
COVERED AREA	: 332 m ²	(ABOUT)
UNCOVERED AREA	: 3,233 m ²	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 9.3 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 332 m ²	(ABOUT)
TOTAL GFA	: 332 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

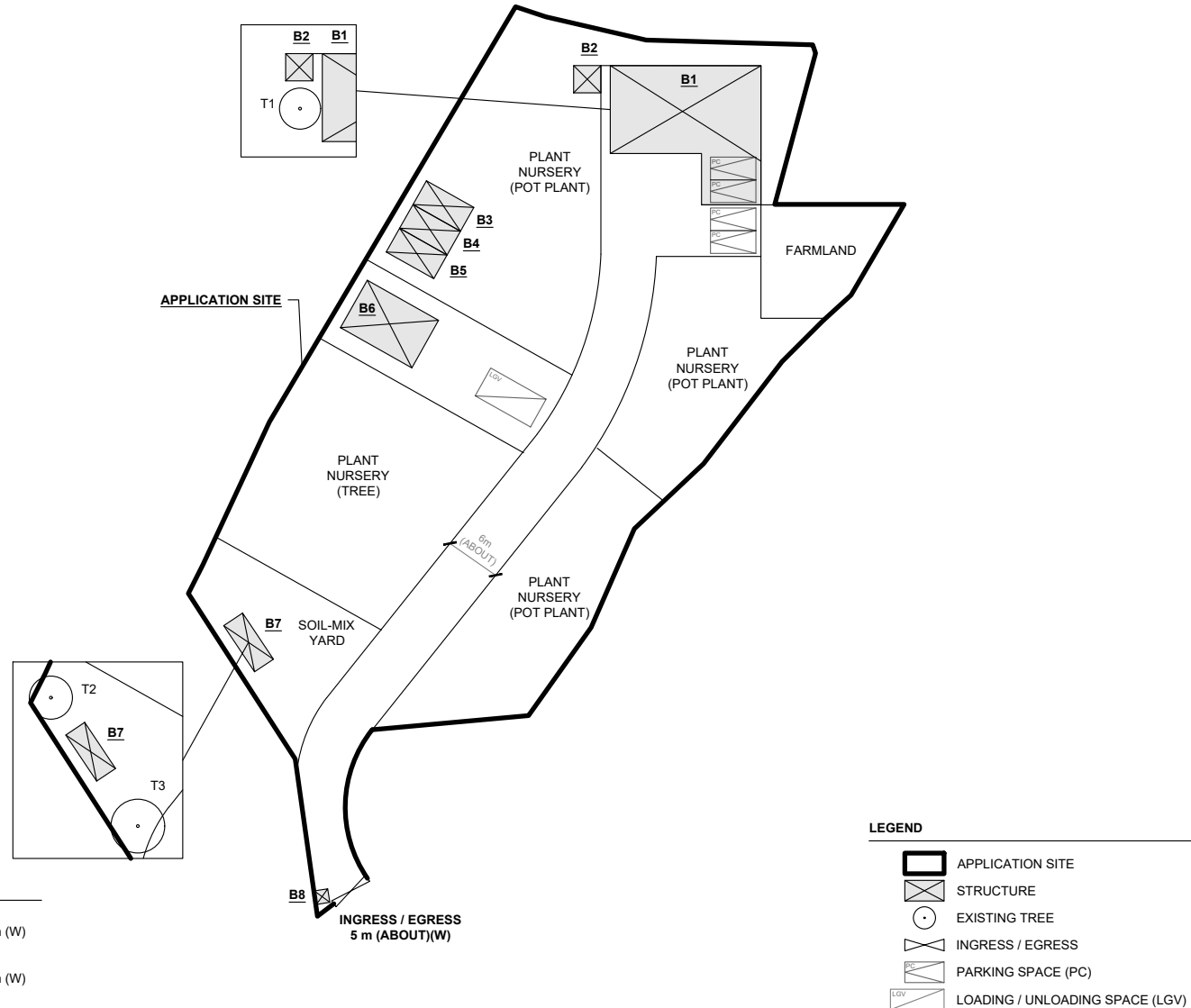
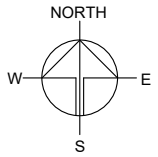
PRESERVATION OF EXISTING TREES

NO. OF EXISTING TREES	: 3 (T1 - T3)
DETAILS OF TREES	: T1 - <i>MORUS ALBA</i> 5 m (H) x 6 m (SP)
	: T2 - <i>CELTIS SINENSIS</i> 6 m (H) x 7 m (SP)
	: T3 - <i>MACARANGA TANARIUS</i> 5 m (H) x 4 m (SP)

ALL THE EXISTING TREES WITHIN THE SITE WILL BE WELL-MAINTAINED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197 m ² (ABOUT)	197 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3*	GARDENER RESTING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B4*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7*	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B8	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES



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 SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)

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SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

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DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 3,565 m ²	(ABOUT)
EXISTING FILLED AREA	: 851 m ²	(ABOUT)
EXISTING SITE LEVELS	: +7.2 mPD - +7.3 mPD	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES, PARKING SPACE AND CIRCULATION PURPOSE	

THE APPLICATION HAS BEEN PAVED WITH CONCRETE UNDER THE PREVIOUS APPLICATION. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

SOILED GROUND

NO SITE FORMATION IS
REQUIRED FOR THIS
STRUCTURE

SOILED GROUND

NO SITE FORMATION IS
REQUIRED FOR THIS
STRUCTURE

SOILED GROUND

NO SITE FORMATION IS
REQUIRED FOR THIS
STRUCTURE

APPLICATION SITE

LAND FILLING AREA



EXISTING SITE LEVEL	: +7.3 mPD (ABOUT)
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 197m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m

THIS PORTION OF THE SITE HAS BEEN PAVED WITH CONCRETE. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

LAND FILLING AREA



EXISTING SITE LEVEL	: +7.2m PD (ABOUT)
PURPOSE	: CIRCULATION AND PARKING SPACE
LAND FILLING AREA	: 654m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1m

THIS PORTION OF THE SITE HAS BEEN PAVED WITH CONCRETE. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

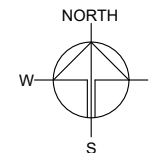
LEGEND



APPLICATION SITE



INGRESS / EGRESS



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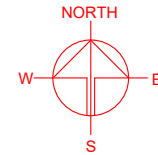
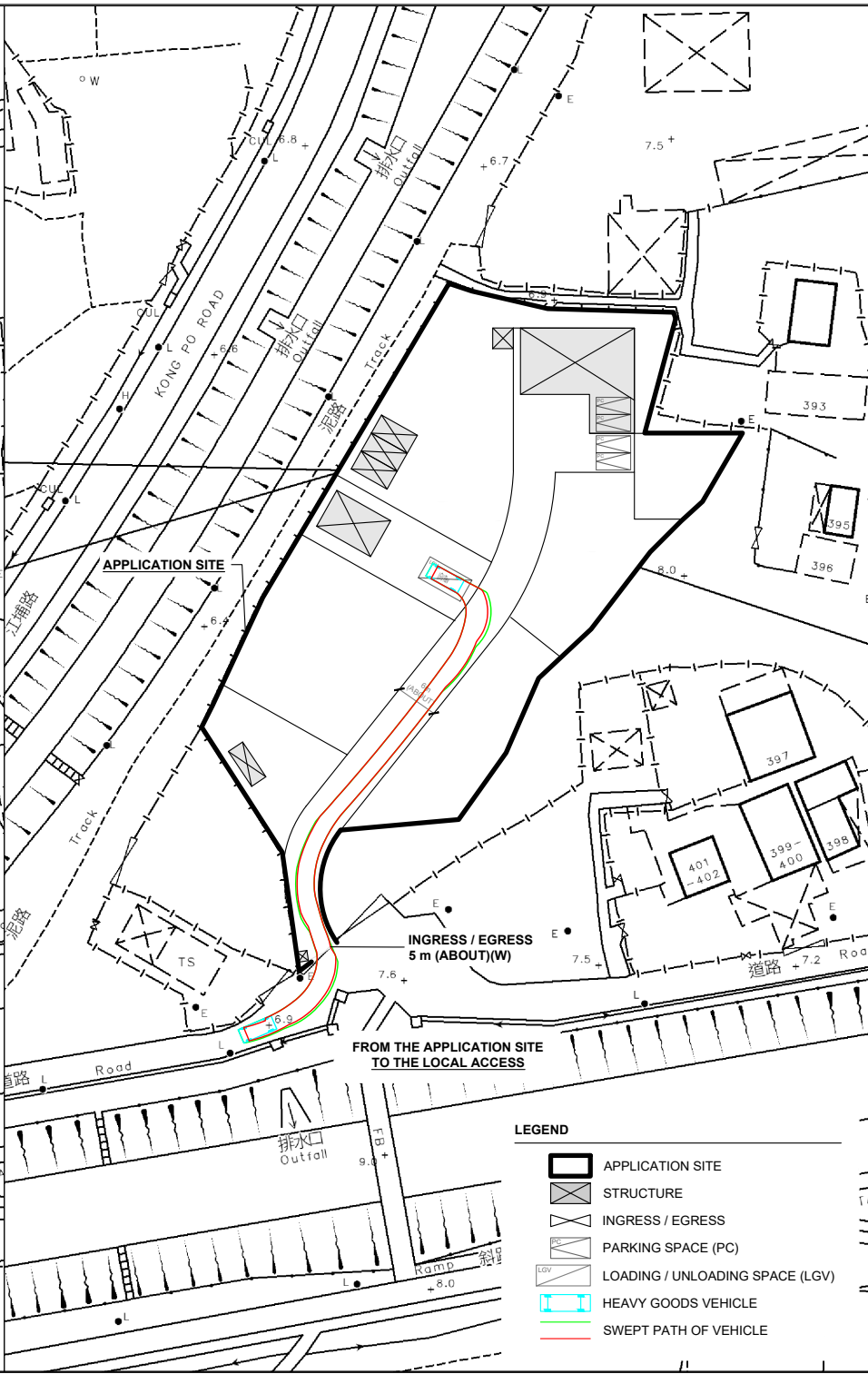
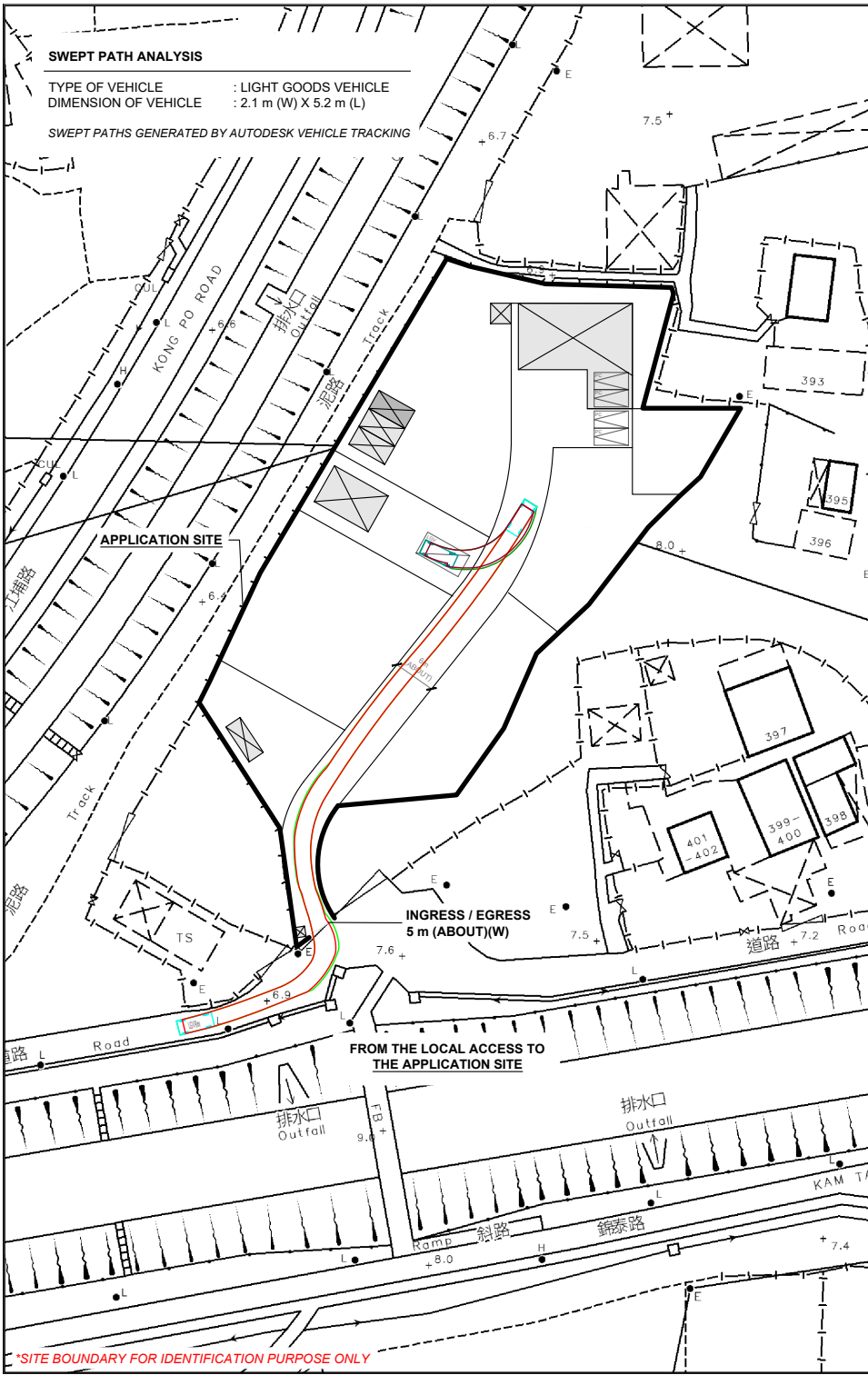
DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.
PLAN 5

VER.
001



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	22.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 6	001

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - INGRESS / EGRESS
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - HEAVY GOODS VEHICLE
 - SWEPT PATH OF VEHICLE