

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,599 m<sup>2</sup> (ABOUT)

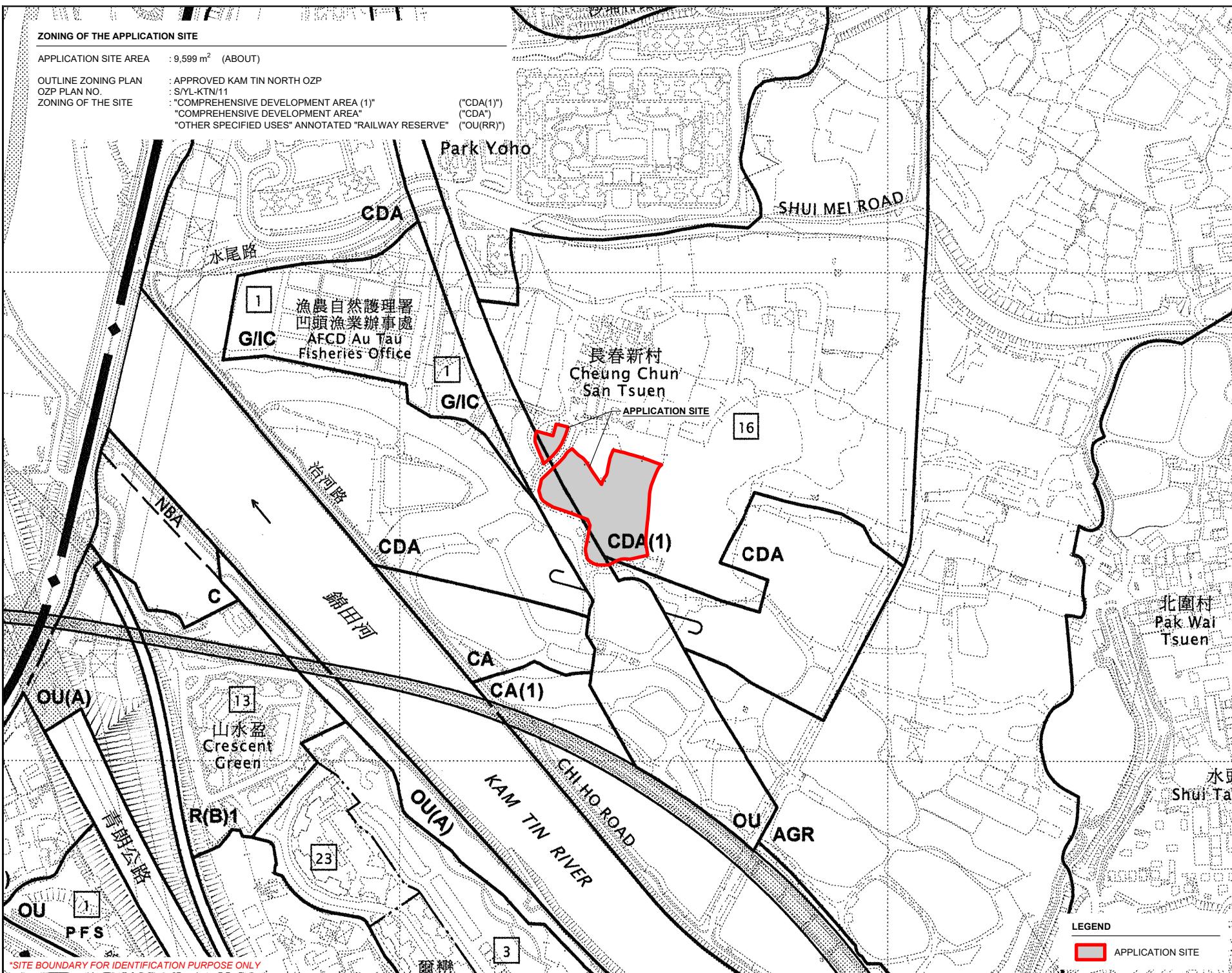
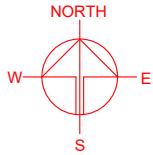
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN/11

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

"COMPREHENSIVE DEVELOPMENT AREA" ("CDA")

"OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE" ("OU(RR)")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107,  
CHEUNG CHUN SAN TSUEN,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY **MN** DATE **22.12.2025**

REVISED BY

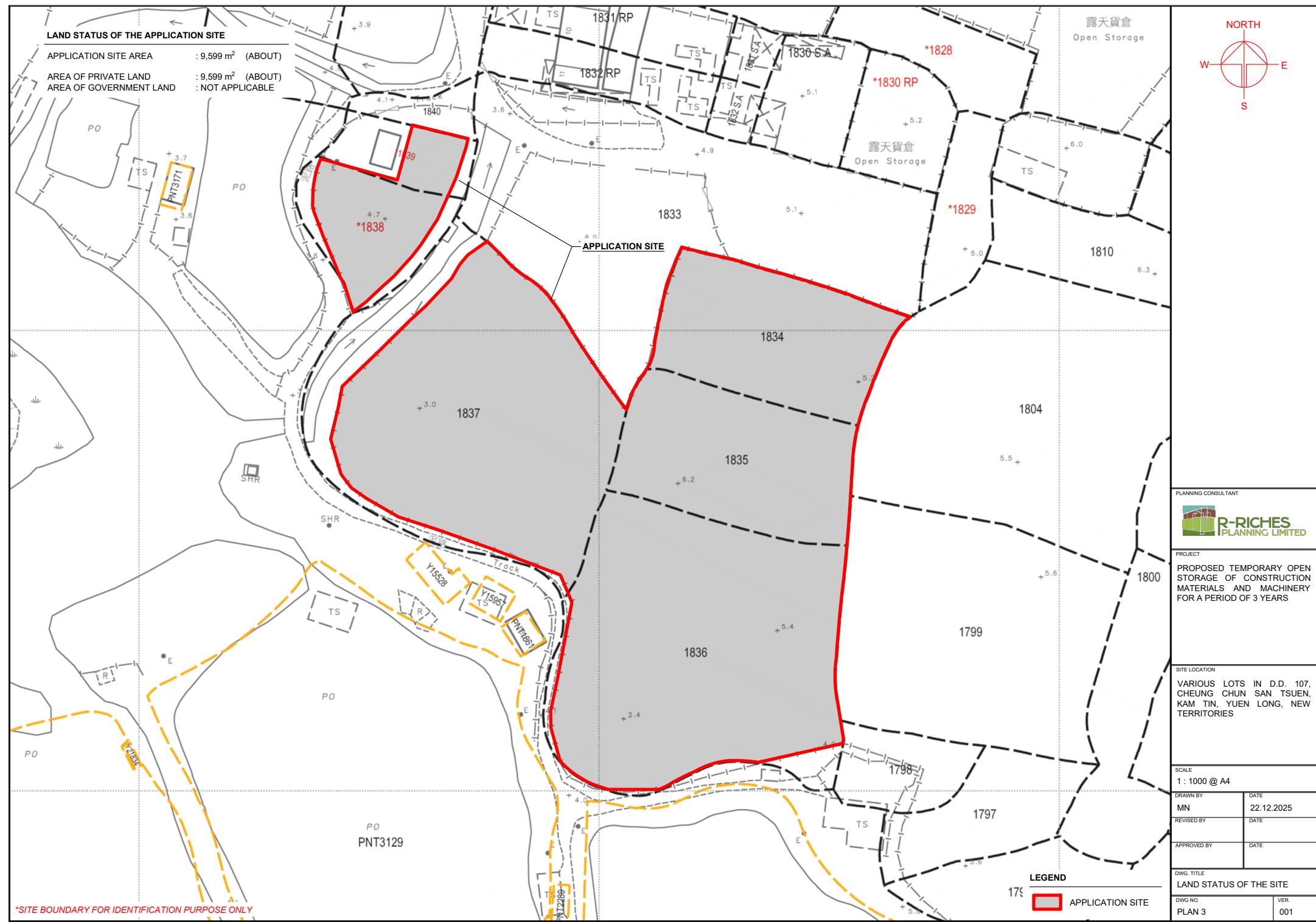
APPROVED BY

DWG. TITLE  
ZONING OF THE SITE

DWG. NO.

PLAN 2

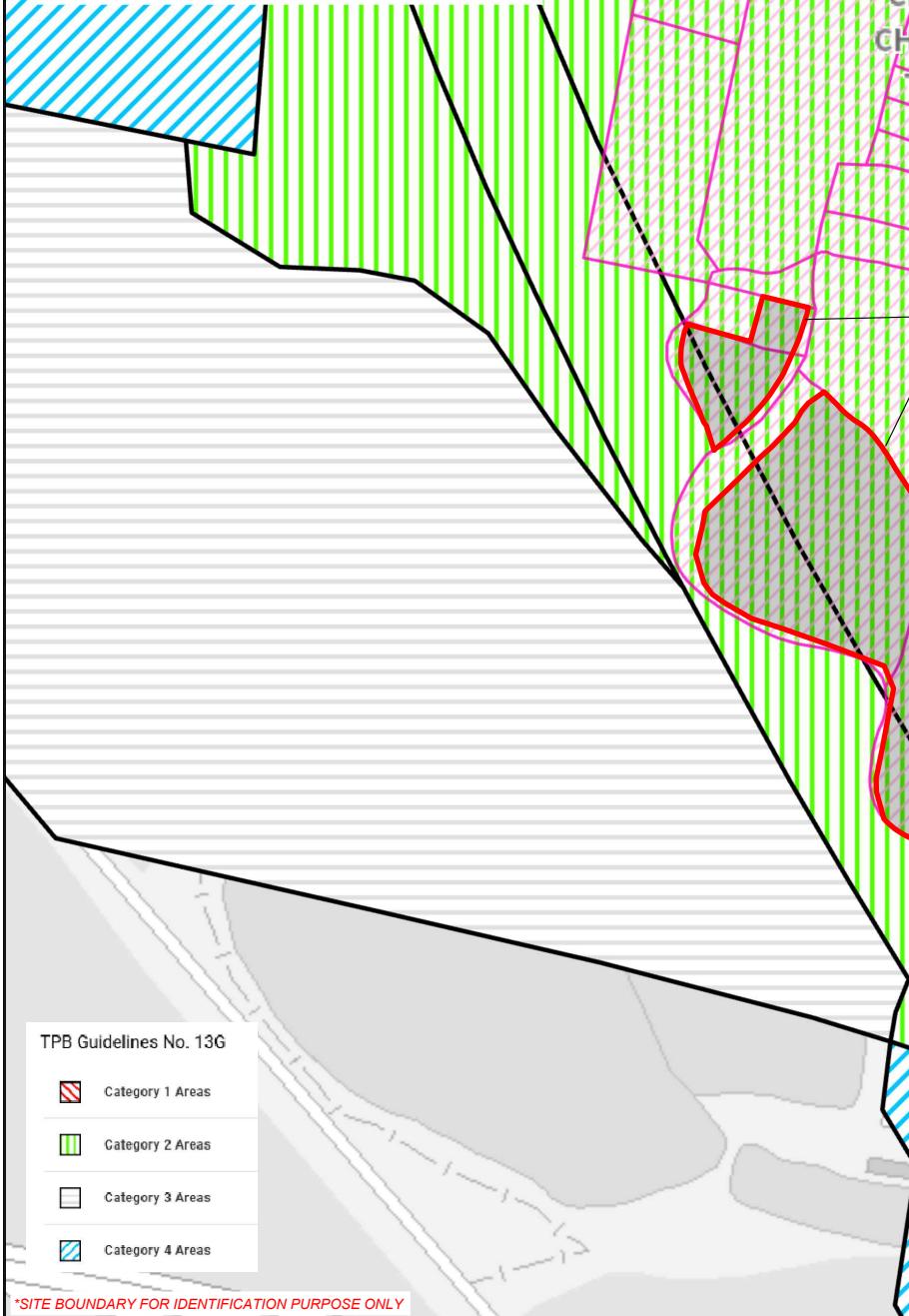
VER.  
001



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 : 9,599 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TPB Guidelines No. 13G

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

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

CHEUNG  
CHUN SAN  
TSUEN

Open  
Storage

APPLICATION SITE

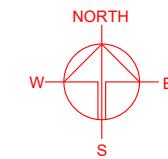
Open  
Storage

OS

OS

Open  
Storage

OS



PLANNING CONSULTANT  
 R-RICHES  
PLANNING LIMITED

PROJECT  
PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 107,  
CHEUNG CHUN SAN TSUEN,  
KAM TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY MN DATE 22.12.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE  
TPB PG-NO. 13G

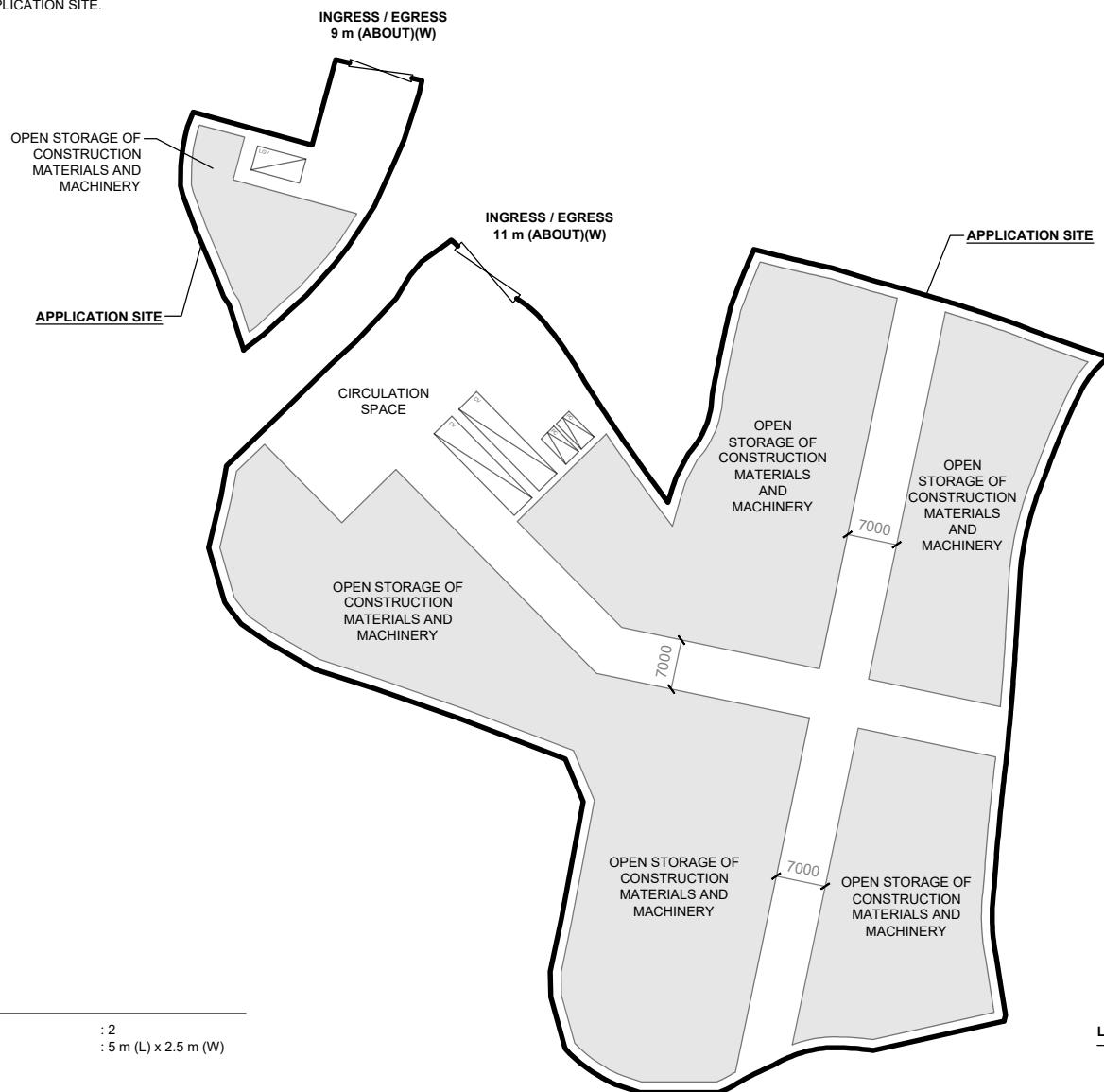
DWG. NO. PLAN 4 VER. 001

LEGEND  
■ APPLICATION SITE

#### DEVELOPMENT PARAMETERS

|                       |                                |
|-----------------------|--------------------------------|
| APPLICATION SITE AREA | : 9,599 m <sup>2</sup> (ABOUT) |
| COVERED AREA          | : NOT APPLICABLE               |
| UNCOVERED AREA        | : 9,599 m <sup>2</sup> (ABOUT) |
| OPEN STORAGE AREA     | : 6,233 m <sup>2</sup> (ABOUT) |
| HEIGHT OF STACKING    | : NOT MORE THAN 3 m            |

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



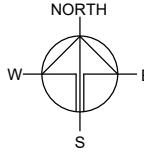
#### PARKING PROVISIONS

|                                  |                       |
|----------------------------------|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 2                   |
| DIMENSION OF PARKING SPACE       | : 5 m (L) x 2.5 m (W) |

#### LOADING / UNLOADING PROVISIONS

|   |                        |
|---|------------------------|
| NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE | : 1                    |
| DIMENSION OF L/UL SPACE                   | : 7 m (L) x 3.5 m (W)  |
| NO. OF L/UL SPACE FOR CONTAINER VEHICLE   | : 2                    |
| DIMENSION OF L/UL SPACE                   | : 16 m (L) x 3.5 m (W) |

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



#### PLANNING CONSULTANT



#### PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

#### SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

#### SCALE

1 : 1000 @ A4

DRAWN BY DATE

MN 22.12.2025

#### REVISED BY

#### APPROVED BY

#### DWG. TITLE

LAYOUT PLAN

#### DWG. NO.

PLAN 5

VER. 001

#### LEGEND

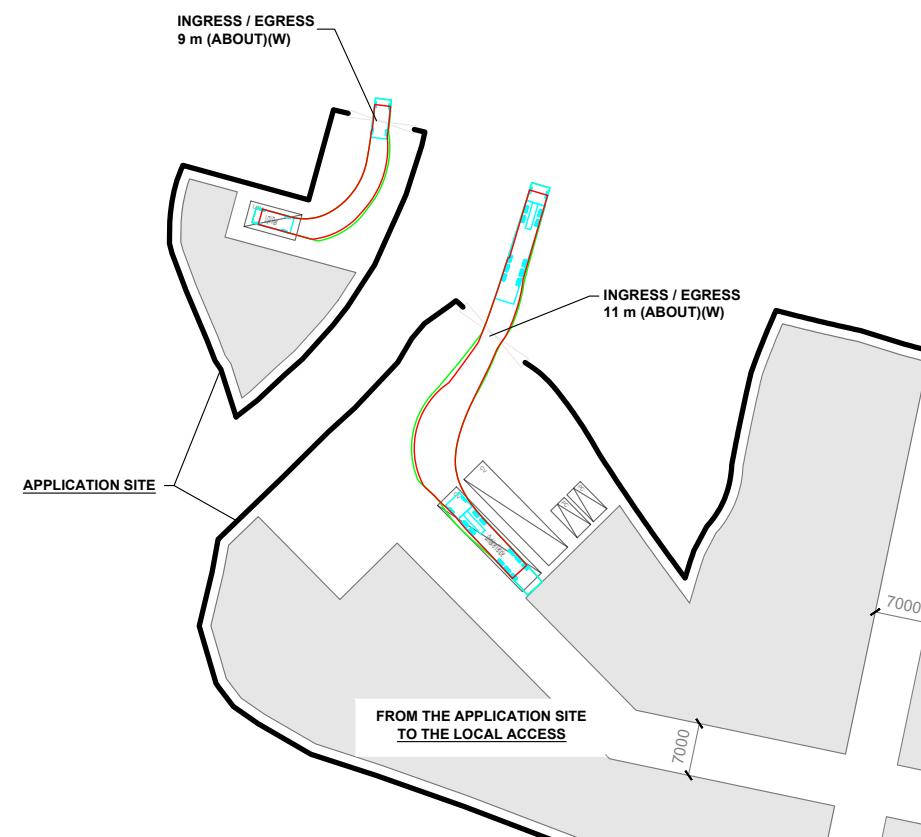
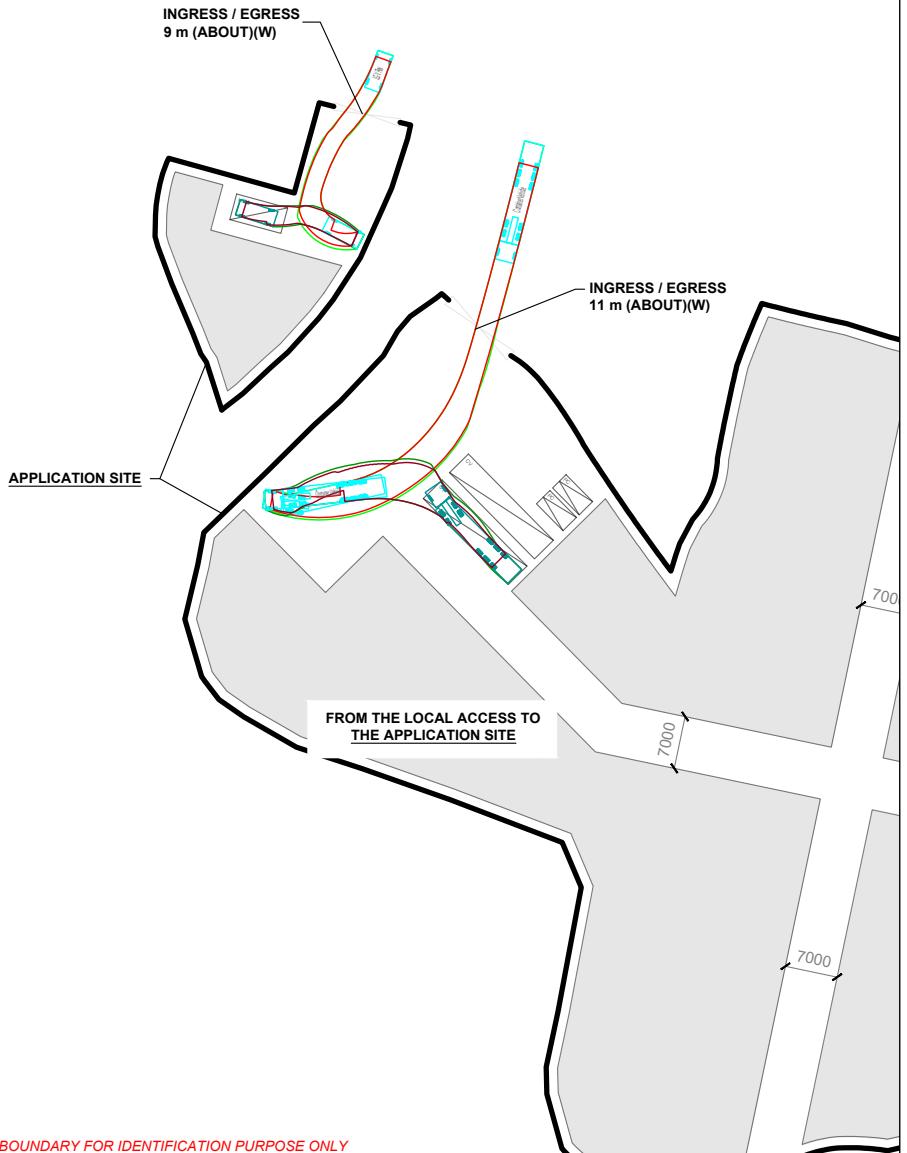
|  |                                 |
|--|---------------------------------|
|  | APPLICATION SITE                |
|  | OPEN STORAGE AREA               |
|  | INGRESS / EGRESS                |
|  | PARKING SPACE (PC)              |
|  | LOADING / UNLOADING SPACE (LGV) |
|  | LOADING / UNLOADING SPACE (CV)  |

### SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 7 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

OPEN STORAGE AREA

INGRESS / EGRESS

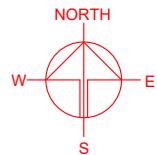
PARKING SPACE (PC)

LOADING / UNLOADING SPACE (LGV)

LOADING / UNLOADING SPACE (CV)

CONTAINER VEHICLE

SWEPT PATH OF VEHICLE



PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

|             |                     |          |
|-------------|---------------------|----------|
| SCALE       | 1 : 750 @ A4        |          |
| DRAWN BY    | MN                  | DATE     |
| CHECKED BY  |                     | DATE     |
| APPROVED BY |                     | DATE     |
| DWG. TITLE  | SWEPT PATH ANALYSIS |          |
| DWG. NO.    | PLAN 6              | VER. 001 |